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Royal Borough of Kensington and Chelsea Monitoring Report

December 2012



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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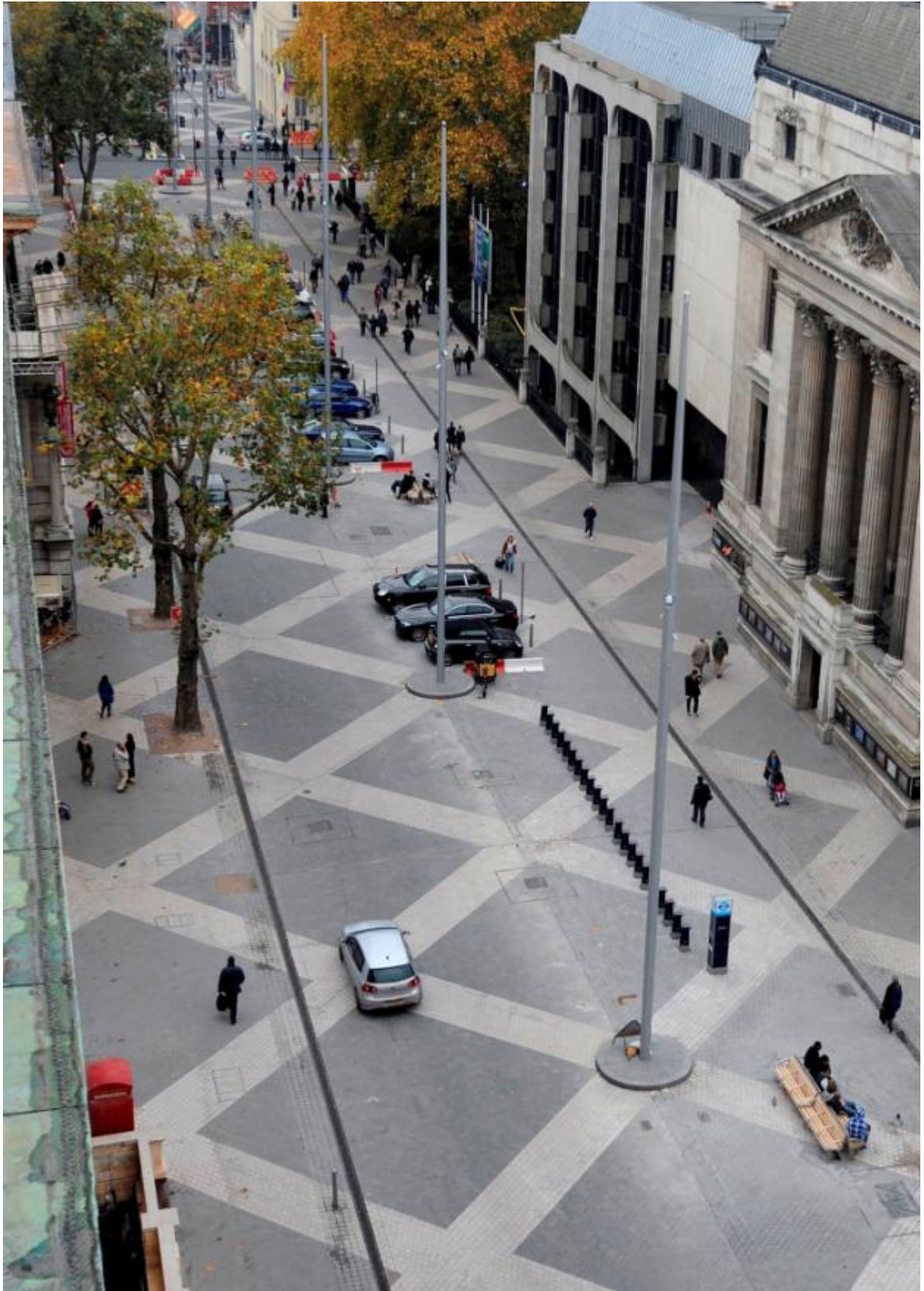


Image 1: The Award Winning Exhibition Road Project

Executive Summary

1. The planning system has changed significantly in the last year. A fundamental change has been the publication of the National Planning Policy Framework (NPPF) which came into force from 27 March 2012 and replaced the previous planning policy statements and guidance. This monitoring report has been produced in light of the range of corresponding changes to Planning Regulations and the Localism Act.
2. This monitoring report covers the period of 12 months from the end of the last annual monitoring report (AMR) i.e. 1 October 2011 – 30 September 2012. The monitoring of housing development is however done for the financial year 1 April 2011 to 31 March 2012. As data in the past has always been reported for financial year for housing such an approach ensures consistency and allows comparisons to be made to past years.
3. This report is a public document and is available on the planning pages of the Council's website www.rbkc.gov.uk. It will not be submitted to the Secretary of State as this is no longer required by the Regulations.
4. In summary the Council is continuing to apply its planning policies robustly. However, in light of new evidence and the introduction of the NPPF the Council is undertaking a partial review of the Core Strategy. As part of this review the Council is also working on including the 'saved' policies in the former Unitary Development Plan (UDP) into the Core Strategy. Further details of this can be found on our website <http://www.rbkc.gov.uk/planningandconservation/planningpolicy/consultations.aspx>.
5. A summary of the key findings for the monitoring report are presented below by topic.

Local Development Scheme

6. The Council adopted its latest Local Development Scheme (LDS) in November 2012. All documents listed in the LDS are being produced according to the timetable.

The People of Kensington and Chelsea

7. The Borough's population is 158,000 as per the 2011 mid-year estimates based on the 2011 Census. There is a decrease in population compared to the 2010 mid-year estimate (169,500). This is attributed to more accurate reporting in the 2011 Census and an over-estimation in the previous 2001 Census rather than an actual decrease. The Royal Borough is the second most densely populated borough in London. Life expectancy in the Borough is the highest in the country and incomes are the highest in London. However, there are significant spatial discrepancies in the Borough in terms of life expectancy and income levels.
8. The following sections report on what we have achieved in terms of the strategic objectives set out in the Core Strategy.

Keeping Life Local

9. Progress has been made in the creation of small retail facilities in areas of deficiency. This includes planning permission for the redevelopment of the Silchester Garages site.
10. The planning application for the redevelopment of Earl's Court was granted permission, subject to a s106 agreement, in November 2012. Kensington Academy and Leisure Centre was also granted permission in November 2012. The planning permission is for new Academy of 12,749 sq m (use class D1) with associated

facilities and a new Leisure Centre of 9,570 sq m (use class D2). This site is significant as the Core Strategy identified a new academy as one of the most important facilities needed in the Borough. Both of these major permissions were granted outside of the monitoring period and therefore will be reported in next year's monitoring report.

11. The Council is in the process of reviewing Core Strategy policies CK2 and CL3 to include protection of public houses and other important local facilities. Policy CK2 has been very effective in protecting shops outside of designated town centres. This will be strengthened with the introduction of the new policies CK2 and CL3 protecting public houses and other important local facilities.
12. The Borough's neighbourhood centres appear healthy with low levels of vacancies.

Fostering Vitality

13. There is a small increase in retail (A1 use class) floorspace over the study period which is supplemented by a gradual reduction of vacancy rates across the Borough's Centres. The filling of empty units plays an important role in helping meet some of the identified need for new retail floorspace in the Borough.
14. There was a net gain of 2,035 sq m in retail (A1 use class) floor space during the monitoring period. Where there has been a loss of retail use it has been to other compatible town centre uses in-line with policy. The biggest retail floorspace loss of 3,869 sq m during the monitoring period related to the Homebase site which was not located in a town centre. This was part of the strategic site allocation for Warwick Road and was already taken into account in formulating policy.
15. Both completions and planning permissions in the monitoring period have resulted in a loss of business space but the losses are much less than in previous years. Where business space has been lost, it has been in-line with the requirements of the Core Strategy Policy CF5. One of the losses permitted within the monitoring period was 205 Holland Park Avenue. Financial viability reasons and the location isolated from other offices and supporting facilities were material considerations to allow the loss but the Council has secured a smaller but affordable business space in place.
16. The Council is in the process of reviewing its policies on employment and consulted on an Enterprise Issues and Options document in October – November 2012.

Better Travel Choices

17. High trip generating uses subject of planning applications are generally directed to areas that are well served by public transport. The Council robustly implements the 'permit free' policy for new residential development.
18. The Council has a proactive transportation team, working with local schools and, where appropriate, developers to secure travel plans to ensure that the potential impact of development is further reduced.
19. The Council is continuing to work with partners in making the case for a Crossrail station in the Kensal area.

An Engaging Public Realm

20. The Council greatly values the Borough's public realm, the network of streets, squares and public spaces and has undertaken a range of initiatives/projects in the monitoring period. This includes the public art panel.

21. The transformed Exhibition Road was officially opened in February 2012. The Council has replaced a street filled with clutter and vehicular traffic with a granite paved single surface across the length and width of the road. The scheme has won a number of awards including the prestigious Royal Institute of British Architects (RIBA) London award.

Renewing the Legacy

22. The Council has pioneered the use of the Architectural Appraisal Panel (AAP) to assist us in protecting the architectural heritage of the Royal Borough and to raise the bar in achieving quality contemporary architecture. The AAP is now in its 5th year.
23. The Royal Borough of Kensington and Chelsea continues to experience a large number of planning applications which include an element of basement development. The Council is undertaking a review of the policies within the Core Strategy and the associated procedures with regards to basements.
24. The Council is also undertaking a review of its policies on Conservation and Design. This mainly relates to updating the 'saved' policies in the former Unitary Development Plan so that they can form a part of the Core Strategy.
25. The Council is working with the Norland Society who are progressing a review of the Norland Conservation Area Proposal Statement, which is to be taken forward as a neighbourhood plan. The Norland Neighbourhood Forum consulted on their draft neighbourhood plan in the summer of 2012.
26. The Council consulted on the proposed designation of Avondale Park Gardens Conservation Area the conservation area for six weeks, from 11 September 2012 to the 24 October 2012.
27. The Council has robust policies concerned with the preservation of the special architectural or historic interest of the Borough's listed buildings.

Diversity of Housing

28. Planning permissions for new homes in the Borough have increased year on year. They exceeded the target set in the London Plan of 350 units for 2009/10 and the higher target of 600 units since August 2011. The net gains for approvals in the Borough were 783 for 2010/11 and 860 for 2011/12 until the end of March. This is a very healthy supply when considered against the average annual target of 600 units.
29. However, there is some concern that these permissions do not appear to have been translated into completions, with just 175 completions in 2010/11 and 102 in 2011/12. Whilst the Core Strategy can influence the number of properties permitted it has little influence on the number of units that are actually built. Although completions are making slow progress it is likely that the rate of completions will increase in coming years. This is indicated by the schemes that are under construction. There were 1,756 net residential units which are at various stages of implementation at the end of March 2012.
30. The Council's Housing trajectory shows a five year supply from planning permissions and strategic allocated sites.
31. Anecdotal evidence suggests de-conversions which are permitted development, are resulting in loss of housing stock in the Borough. We have researched 'Certificate of Lawful Use' applications to help establish the scale of the loss. This has indicated that 214 residential units have been lost in the five year period from 2008 to 2012

(end of September) to de-conversions. It is recognised that not all de-conversion schemes would apply for a certificate for lawful use and therefore in reality the total losses are likely to be higher. Further work may be undertaken on this aspect if it is considered necessary.

32. As with market housing, affordable housing permissions in the monitoring period are much higher than the rate of actual completions on the ground. Completions and permissions for affordable units have generally been below the original annual target of 90 (until 2010/11). In the current monitoring period the planning permissions exceed the revised target of 200 units per annum but only 23 units have been completed.
33. Projections, which include planning permissions and site allocations show that the Borough may be able to meet its affordable housing targets. However, as data from previous years has identified under delivery the Council is in the process of reviewing its affordable housing policies as well as other housing policies relating to the wider market.

Respecting Environmental Limits

34. The CO₂ levels in the Borough have reduced, however planning policy would have only had a small role to play in this reduction. The Council will carry on working towards requiring development to meet higher levels of Code for Sustainable Homes and BREEAM standards.
35. The Council is working in partnership with Thames Water to reduce the risk of flooding. The Council is introducing a SUDs tool for use in small developments in early 2013. This tool will be used by developers and planning officers to ensure provision of SUDs in all development and not just in major developments. The Borough has also been designated as a Lead Local Flood Authority (LLFA).
36. Notwithstanding the Council's in principle opposition to the Thames Tunnel project, the Council is working in close partnership with Thames Water. This will ensure that the construction works and final permanent works will have the least possible disruption to both our residents and visitors.

Places

37. The monitoring report provides an update on some of the key prerequisites for progress to be made for the fourteen 'place visions' in the Core Strategy. In summary progress is generally being made in all the 'Places'.

S 106 Agreements

38. The Council adopted its Planning Obligations Supplementary Planning Document in August 2010. This provides a formula based approach to secure contributions from all major applications. In 2012 to date the Council has secured £6,626,777 and received £3,622,980 through s 106 contributions. The Council is working on becoming a CIL charging authority by early 2014.

Planning Service Performance

39. The monitoring report also includes a section on planning service performance related to various aspects of development management within the monitoring period.
40. In summary the number of applications older than thirteen weeks (major developments) and eight weeks (all other applications) reduced by 60% (around 300

applications) over the monitoring period. This progress has been achieved against a strong rise in planning and other related applications in the Borough.

41. The speed of decision making has improved across all three application types (major, minor and other cases). The improvement in dealing with major cases stands out to the greatest degree. As the volume of old cases continues to fall and other improvements continue, this will continue to improve.
42. The Council's appeal record has continued to be consistent year to year and average compared to the national picture. The quality of decision making is considered sound.



Image 2: Palace Gardens Terrace

1. Background and Methodology

Introduction

- 1.1 The planning system has changed significantly in the last year. A fundamental change has been the publication of the National Planning Policy Framework (NPPF) which came into force from 27 March 2012 and replaced the previous planning policy statements and guidance. The Localism Act came into force in 2011 and Part 6, section 113 amended the Planning and Compulsory Purchase Act 2004 in respect of the requirements for producing Annual Monitoring Reports. Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out details of the requirements for the content of ‘authorities’ monitoring reports. This report has been produced in light of all of these changes.
- 1.2 The Planning and Compulsory Purchase Act 2004 (as amended) requires “Every local planning authority to prepare reports containing (a) the implementation of the local development scheme; (b) the extent to which the policies set out in the local development documents are being achieved.”
- 1.3 This monitoring report covers the period of 12 months from the end of the last annual monitoring report (AMR) i.e. 1 October 2011 – 30 September 2012.
- 1.4 This report is a public document and is available on the planning pages of the Council’s website www.rbkc.gov.uk. It will not be submitted to the Secretary of State as this is no longer required by the Regulations.

Methodology

- 1.5 The monitoring period for the purposes of this report is 1 October 2011 to 30 September 2012 unless stated otherwise. This picks up from the date of the last Annual Monitoring Report to provide the most up to date information where available. In some instances for the sake of time series comparison such as in the housing trajectory, data is provided from 1 April 2011 to 31 March 2012. Where data is available this is supplemented by information until 30 September 2012 in the commentary to provide a more recent picture.
- 1.6 The Core Strategy was adopted in December 2010. Therefore, where relevant, and to provide more meaningful context, data is also provided for 2011 (1 October 2010 to 30 September 2011). Including data since 1 October 2010 allows for a comparison to be made between the last two years as well as a more meaningful analysis to be made of the effectiveness of the Core Strategy policies.
- 1.7 To collate information covering the range of topics in the Core Strategy the monitoring report relies on a number of data sources. These are listed below (please note this is not an exhaustive list):

Main data sources

- **Office for National Statistics (ONS):** Office for National Statistics is the main data source for all census related data.
- **NOMIS:** NOMIS provides official labour market statistics.

- **GLA London Datastore:** GLA London datastore amongst other things compiles ONS data for London Boroughs and is a very useful source to get all the key indicators related to demography, income, employment etc.
- **London Development Database:** This GLA database provides London wide data on both residential and non-residential development. It allows reports to be run for a specified time period and is a very useful source of data for the purposes of the monitoring report.
- **Acolaid Development Management Administration System:** The Acolaid system holds all the records relating to planning applications in the Royal Borough. This is used to monitor planning permissions and the corresponding net changes to floorspaces and number of dwellings. Amalgamation of four or fewer dwellings is considered by the Council to be permitted development under the General (Permitted Development) Order. Anecdotal evidence suggests that we have been losing a number of dwellings as a result of amalgamations. Therefore to corroborate this we have used the Acolaid system to monitor the Certificates of Lawful Developments with reference to amalgamation of residential units. This system has also been used to monitor the effectiveness of the Council's policies on appeal.
- **Completions Survey:** The Council's annual completions survey provides details of actual completion of schemes on site. This provides a true picture of the net changes in floorspace and number of dwellings in the Borough.
- **Annual Shopping Centre Surveys:** The annual shopping centre surveys are undertaken by students annually. They cover all the designated town centres and neighbourhood centres in the Borough. They provide a useful indicator of the health of the shopping centres.
- **Housing Register:** The Housing Register provides information of the number of households in housing need in the Borough.
- **Data from a number of Council departments:** this includes data such as transport and environment.

Structure of the Monitoring Report

- 1.8 The monitoring report firstly sets out the progress made with the local development documents set out in the Local Development Scheme (LDS). Secondly it presents a spatial portrait of the Borough including the demography, employment and income, health and other indicators that present a picture of the local population. This is followed by monitoring those policies of the Core Strategy that are based on targets linked to housing numbers, employment and retail floorspace. The monitoring indicators are set out in Chapter 38 of the Core Strategy. It also reports on the distinct places within the Borough and the progress made on delivering the Core Strategy vision and objectives in relation to these places.
- 1.9 Following the sections reporting on the progress with the LDS and the spatial portrait of the Borough, the monitoring report generally follows the structure of the Core Strategy.

2. The Local Development Scheme

- 2.1 The Council has adopted a new Local Development Scheme (LDS) in November 2012. The LDS sets out the work programme for preparing local development documents from November 2012 to the end of 2015. The last LDS was published in March 2010. Since then the Council has adopted its Core Strategy (December 2010). This Core Strategy largely superseded the adopted policies of the former Unitary Development Plan, but some of the saved policies were retained.
- 2.2 As set out in para 1.1 above the NPPF was published in March 2012. The NPPF includes revisions to the plan- making process and the name 'Core Strategy' has now been replaced with the title 'Local Plan' where it is in accordance with the NPPF. 'Local Development Framework' (LDF) is no longer a term in use.
- 2.3 In view of the changes introduced by the Government to the national policy and the need to respond to the challenge of supporting growth the Council has decided to undertake a partial review of the Core Strategy. The LDS provides the timetable for those policy themes which will be reviewed. Once this process is completed and the relevant policies and other changes have been found sound, the Local Development Plan for the Borough will be known as a Local Plan.
- 2.4 The LDS has two broad areas of documents listed under the headings of (i) Priority One and (ii) Priority Two. Priority One documents mainly include all documents related to the partial review of the Core Strategy and the introduction of a Community Infrastructure Levy (CIL) for the Royal Borough. Priority Two documents mainly include site specific guidance which will be introduced in the form of Supplementary Planning Documents (SPDs).
- 2.5 Table 2.1 below sets out the local development documents that the Council intends to produce in light of the partial review of the Core Strategy in-line with the NPPF. It sets out the LDS timetable for the production of these documents. The stage the document has reached in its preparation is highlighted in the table.

Table 2.1: Monitoring the Local Development Scheme: Priority One Documents

Document Title	Public consultation (Reg 18)	Publication consultation (Reg 19) and representations	Submission to the Secretary of State (Reg 22)	Independent Examination (Examination in Public) (Reg 24)	Adoption	Progress
Review of policy approach to public houses in the Borough and other uses which provide a wider social role together with character and use policy	March 2012 to July 2012 Issues and Options: March 2012 to April 2012 Draft Policies: June 2012 – July 2012	September to October 2012	December 2012	Possibly February 2013	Estimated April 2013	On-track -
Review of Core Strategy policies relating to basement development (Policies CL2(g) and CE1 (c))	April 2012 to January 2013 Issues consultation: April 2012 to June 2012 Draft policies consultation: December 2012 to	March to May 2013	June 2013	Possibly September 2013	Estimated November 2013	On-track
Enterprise Review involving a review of all employment policies in the Fostering Vitality Chapter (Chapter 31)	October 2012 – March 2013 Issues and Options: October to December 2012 Draft policies :February to March 2013	July to August 2013	September 2013	Possibly November 2013	Estimated February 2014	On-track

Document Title	Public consultation (Reg 18)	Publication consultation (Reg 19) and representations	Submission to the Secretary of State (Reg 22)	Independent Examination (Examination in Public) (Reg 24)	Adoption	Progress
Review of the policies contained in the 'Diversity of Housing' Chapter (35)	October 2012 – March 2013	July to August 2013	September 2013	Possibly November 2013	Estimated February 2014	On-track
	Issues and Options: October – December 2012					
	Draft policies February to March 2013					
Review of Design and conservation policies in Chapter 34 'Renewing the Legacy'	December 2012 to January 2013	July to August 2013	September 2013	Possibly November 2013	Estimated February 2014	On-track
Review of Core Strategy policies to ensure that they are in alignment with the NPPF and the new London Plan.	December 2012 to January 2013 (No document proposed at this stage)	July to August 2013	September 2013	Possibly November 2013	Estimated February 2014	On-track

Community Infrastructure Levy (CIL)

Introduction of RBKC Community Infrastructure Levy (CIL)	Consultation on Preliminary Draft Charging Schedule February to March 2013	Consultation on the final charging schedule July to August 2013	Submission for examination September 2013	Pre-Examination Meeting not known	Independent Examination Estimated November 2013	Adoption Estimated February 2014	The production of the document is on-track for consultation on a preliminary Draft Charging Schedule from February to March 2013.
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Document title	Adoption	Progress
Local Development Scheme 2012	November 2012	Adopted
Annual Monitoring Report (AMR)	Not required. Publication normally early January each year.	On-track

Table 2.2: Monitoring the Local Development Scheme: Priority Two Documents

Document Title	Public Participation on draft SPD and SA (Reg 17)	Adoption	Progress
Edenham SPD	March to May 2013	June 2013	On-track to public participation on draft SPD (Reg 17) in March – May 2013
Notting Hill Gate SPD	Initial Issues and Options Workshops December 2012 to January 2013 Consultation on draft	June 2013	On-track to initial Issues and Options consultation in December 2012 to January 2013

Document Title	Public Participation on draft SPD and SA (Reg 17)	Adoption	Progress
	March to May 2013		
Kensal SPD	June 2012 to August 2013	October 2013	On-track to public participation on draft SPD (Reg 17) in June 2012 to August 2012
Public Involvement in Planning (incorporating Statement of Community Involvement)	March 2012 to January 2013	March 2013	On-track



Image 3: Shoppers in Portobello Road

3. The People of Kensington and Chelsea

About the Royal Borough of Kensington and Chelsea

- 3.1 The Royal Borough of Kensington and Chelsea is the smallest London Borough. It is also the second most densely populated Borough in London. Considered one of the most desirable place to live, its location close to, but not in, Central London and its rich historic built environment is the primary reason for its attractiveness. It adjoins the London Boroughs of Westminster to the east, Hammersmith and Fulham to the west, Brent to the north and Wandsworth to the south across the River Thames.
- 3.2 The Borough is pre-dominantly residential. It has important town centres, but none of the 'core' commercial activities associated with mainline stations or the centre of London.

Map 3.1: Royal Borough of Kensington and Chelsea in London Context



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Ordnance Survey 100027688

- 3.3 The Royal Borough has a legacy of Georgian and Victorian terraces laid out in a network of streets, often including garden squares, of the highest quality. The Edwardian period saw a shift away from town houses to the mansion block, allowing buildings to be slightly taller and thus, as we see today, higher density as shown in Image 4.
- 3.4 Consequently, the built environment is one of the finest in the country with over 4,000 listed buildings in the Borough and over 70% of the Borough being within a conservation area, including some of Metropolitan Importance such as the Thames, Royal Hospital and South Kensington Museums Conservation Areas. These along with the attractions of its international and national town centres draw a vast number of visitors into the Borough.



Image 4: High Density Mansion Block in the Borough

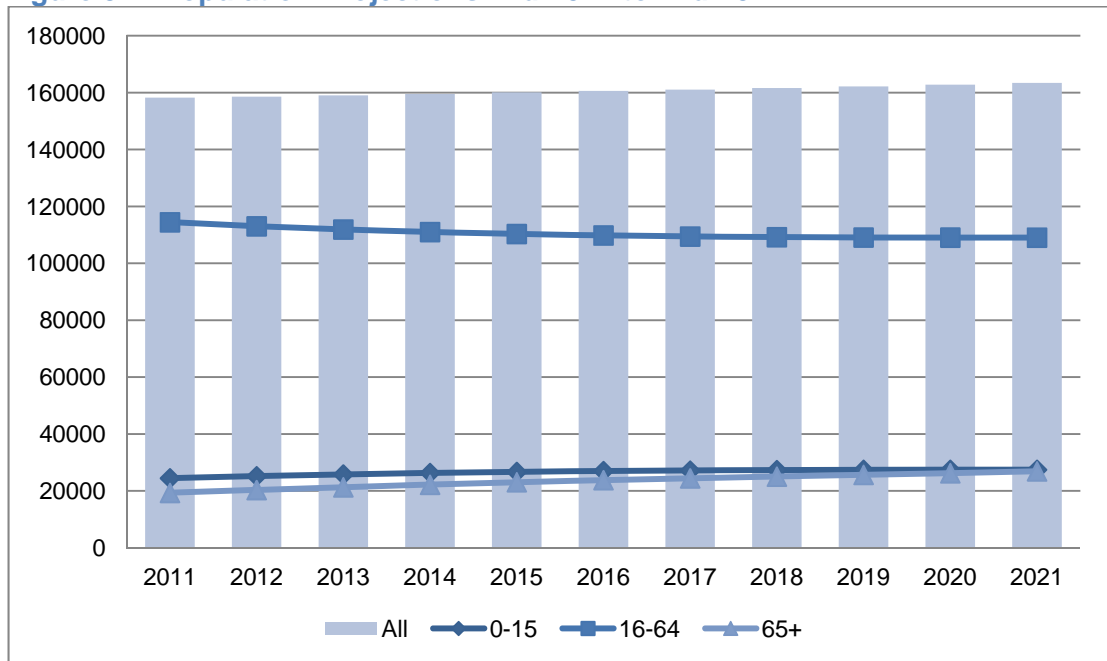
- 3.5 Away from the Borough's traditional central belt, there are many examples of twentieth century estate developments. These include the iconic Erno Goldfinger's Trellick Tower. However, certain estates (such as Lancaster West and Silchester in the Latimer area, and the World's End Estate in the south west) are not as accessible as other parts of the Borough.
- 3.6 There are fourteen distinct places in the Borough as outlined in the Core Strategy. These are Kensal, Golborne/Trellick, Portobello/Notting Hill, Westway, Latimer, Earl's Court, Kensington High Street, South Kensington, Brompton Cross, Knightsbridge, King's Road/Sloane Square, Notting Hill Gate, Fulham Road and Lots Road/World's End.

Demography

- 3.7 The population of the Royal Borough of Kensington and Chelsea is about 158,000 as per the 2011 mid-year estimate. This is a slight drop since the 2001 mid-year estimates (162,000 approximately). The ONS 2010 mid-year estimates reported the Borough's population as 169,500 and is clearly a discrepancy with the 2011 census-recorded population. This is probably due to more accurate reporting and possibly an over-estimation in the 2001 Census rather than an actual decline. The population is projected to grow to just over 163,000 over the next 20 years according to the ONS 2011 sub-national population projections.
- 3.8 The overall population is not projected to increase significantly in the next 20 years but the population is expected to get older. It is still projected that the vast majority of residents will be of working age, between 16 and 64 (Figure 3.1). This picture varies spatially with higher concentrations of under 16 year olds in the north of the Borough, with a higher concentration of the working age population (18 to 65 year olds) in the wards of Queen's Gate and Earl's Court. The older population are more likely to be living in the South of the Borough.
- 3.9 Population density in the Borough is the second highest in the country with about 131 persons per hectare. This is second to Islington where the population density is about 139 persons per hectare.
- 3.10 In terms of place of birth, the Borough is very diverse. In 2011 just half the Borough's resident population was born in the UK. People from the United States of America made

up the largest migrant population by country of birth followed by French and Italians (GLA, London Datastore, Borough Profiles 2012)..

Figure 3.1: Population Projections Mid-2011 to Mid-2021



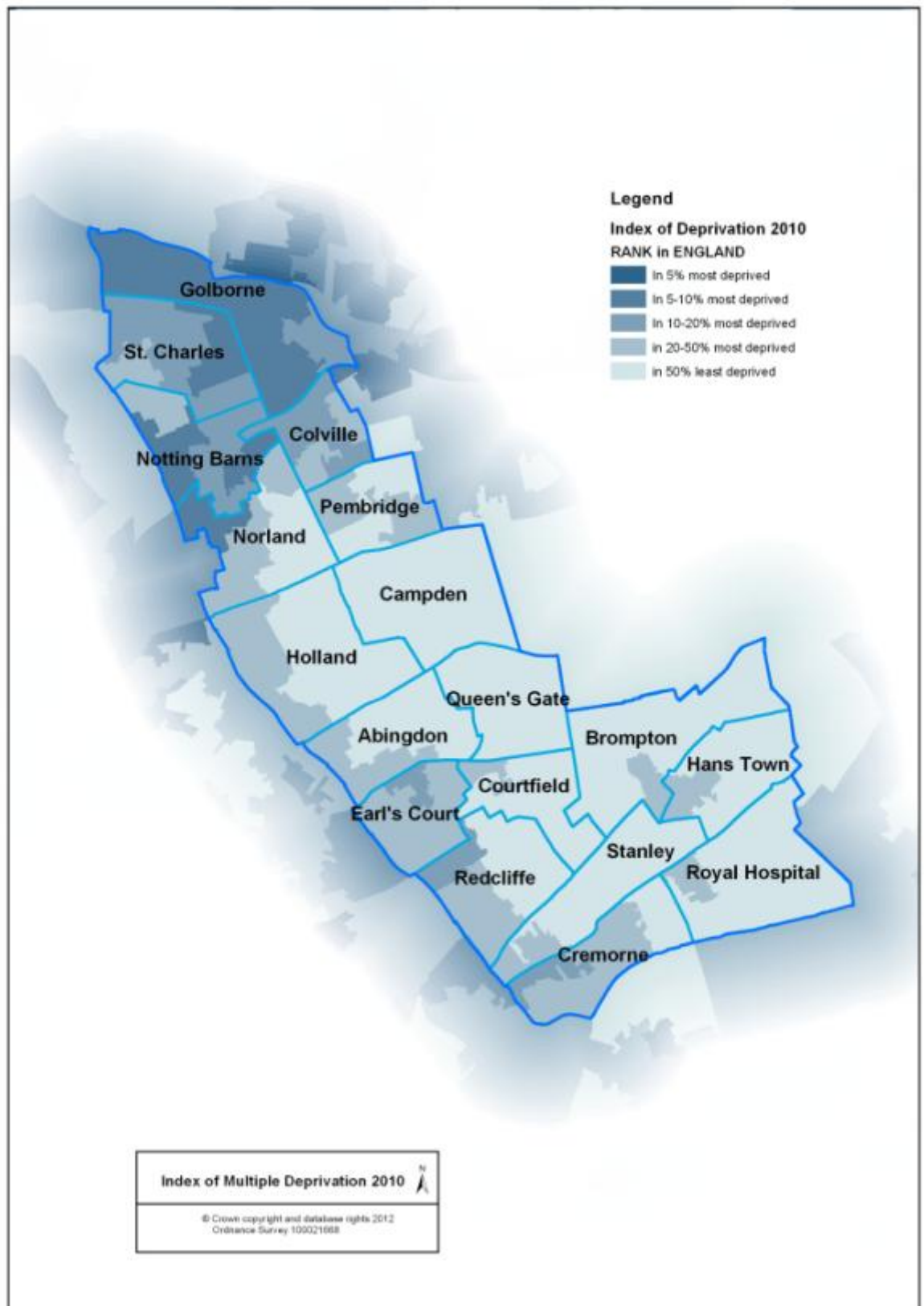
Health

- 3.11 Life expectancy in Kensington and Chelsea is the highest in the country for females and third highest for males, at 89.80 years and 85.10 years respectively. This represents an average life expectancy of nearly 6 years more than the national average. But this statistic masks a significant difference across the Borough. People living in the healthiest wards have an average life expectancy of over 10 years more than those in the least healthy wards.

Income

- 3.12 Both Kensington and Chelsea are well known as exclusive places to live. A disproportionate number of residents are from professional and managerial occupations, and similarly, incomes are higher than the average. Resident's gross annual pay in 2011 (GLA, London Datastore, Borough Profiles) was the highest amongst all London boroughs at £46,000. However, when looked at spatially, household income varies considerably, with many residents in the north of the Borough having incomes below £20,000 per annum, and much higher levels of benefit claims.
- 3.13 The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living environment and crime. The scores are ranked to compare levels of deprivation nationally. Parts of the Golborne area of North Kensington fall within the top 5% of the most deprived. Map 3.2 shows the Index of Multiple Deprivation by ward and indicates the disparities within the Borough's wards.

Map 3.2: Index of Multiple Deprivation



Business and Employment Sectors

- 3.14 Estimates for the number of businesses located in the Borough vary from 11,000¹ to 20,000², and the number of employed from 97,000³ to 121,000⁴. This discrepancy arises from difficulties in capturing information about very small businesses and people working from home. A 2010 study, commissioned by the Council, counted 20,000 businesses in the Borough with over 82 per cent of businesses employing less than four staff and 55 per cent of business activity being from micro-businesses i.e. the self-employed, sole traders and partnerships.
- 3.15 Employment rate in the Borough is below the national and London average at 62.8%. However of those in employment, the percentage of self employed is above the national and London average⁵.
- 3.16 Approximately 10 per cent of all Kensington and Chelsea businesses are classified as Home Based Businesses, which is a high proportion in comparison with the London average (5.6 per cent). There are particularly high levels of home based working in Notting Hill, Westway, Holland Park Avenue and to some extent, West Brompton and Knightsbridge. There is very little home based activity in the very north of the Borough⁶.
- 3.17 The latest local economy data from NOMIS shows that most of the employment in the Borough (78%) is in the service sector. Within the service sector hotels and restaurants, finance, IT and tourism related industries provide the largest proportion of employment in the Borough (Table 3.1).
- 3.18 Further work is being undertaken by the Council on Kensington and Chelsea's Commercial Property market. This is likely to be published in early 2013.

Table 3.1: Royal Borough of Kensington and Chelsea Key Statistics at a glance

RBKC	
Population¹	
Population 2011 (Census)	158,700
Population 2011 (mid-year estimate)	158,250
Population 2010 (mid-year estimate)	169,500
Population 2001 (Census)	162,200
Borough Area	1212.4 hectares
Population Density (2011 Census)	130.9 persons per hectare
Employment²	
Services	103,900 (78%)
Distribution, hotels and restaurants	39,100
Finance, IT, other business activities	26,800
Tourism-related	22,800
Public admin, education and health	21,800
Other services	11,300
Manufacturing	5,100 (5%)
Transport and Communications	4,900 (17%)
Average Income³	£46,000

Source: 1. ONS, 2. NOMIS release September 2012 (2008 data) Annual Business Inquiry Employee Analysis, 3. GLA London Datastore

¹ ONS Annual Business Inquiry 2011

² Local Economic Evidence: Employment and Land Use RBKC 2010

³ ONS Annual Population Survey 2012

⁴ Local Economic Evidence: Employment and Land Use RBKC 2010

⁵ GLA, London Datastore, Borough Profiles

⁶ Local Economic Evidence: Employment and Land Use RBKC 2010

- 3.19 RBKC's Enterprise Review Issues and Options Report, October 2012 combines data on employment and economy from a variety of data sources. It presents a more finer grained analysis and should be referred to for further information.

Shopping

- 3.20 Nearly 75% of the Borough is within a 5 minute walk of day-to-day shopping facilities. There are however, a number of areas which lie outside a 5 minute (400m or 440 yards) walk of local facilities. These are; the very south of the Borough along the Thames, along the western boundary with the London Borough of Hammersmith and Fulham, and in the far north.
- 3.21 In addition to the Neighbourhood Centres, there are 10 larger centres in the Borough: Knightsbridge is an International Centre (and is also located in the GLA's Central Activities Zone), Kensington High Street and King's Road East are Major Centres, South Kensington, Notting Hill Gate, Brompton Cross, Fulham Road and King's Road West are District Centres and Portobello Road and Westbourne Grove are Special District Centres. These centres attract people to the Borough and serve a pan-London or greater function, but they also provide a valuable role in serving the day- to- day needs of local residents. The majority of larger centres are located in the south and east of the Borough.

Car Ownership

- 3.22 Car ownership is well below the national and London average. Less than 50% of households own a car. Our residents walk and cycle more than the London average, reflecting not only the lower car ownership, but also the availability of pleasant high quality quiet 'side roads' for many journeys.

Open Spaces

- 3.23 The Victorian legacy in the Borough has left us with a tremendous number of garden squares. These are communal spaces enjoyed by the surrounding properties, but their construction has also resulted in a lack of public open and playable space in some parts the Borough. This however, is counter-balanced somewhat by Holland Park and Kensington Gardens which act as the Borough's primary public open spaces.

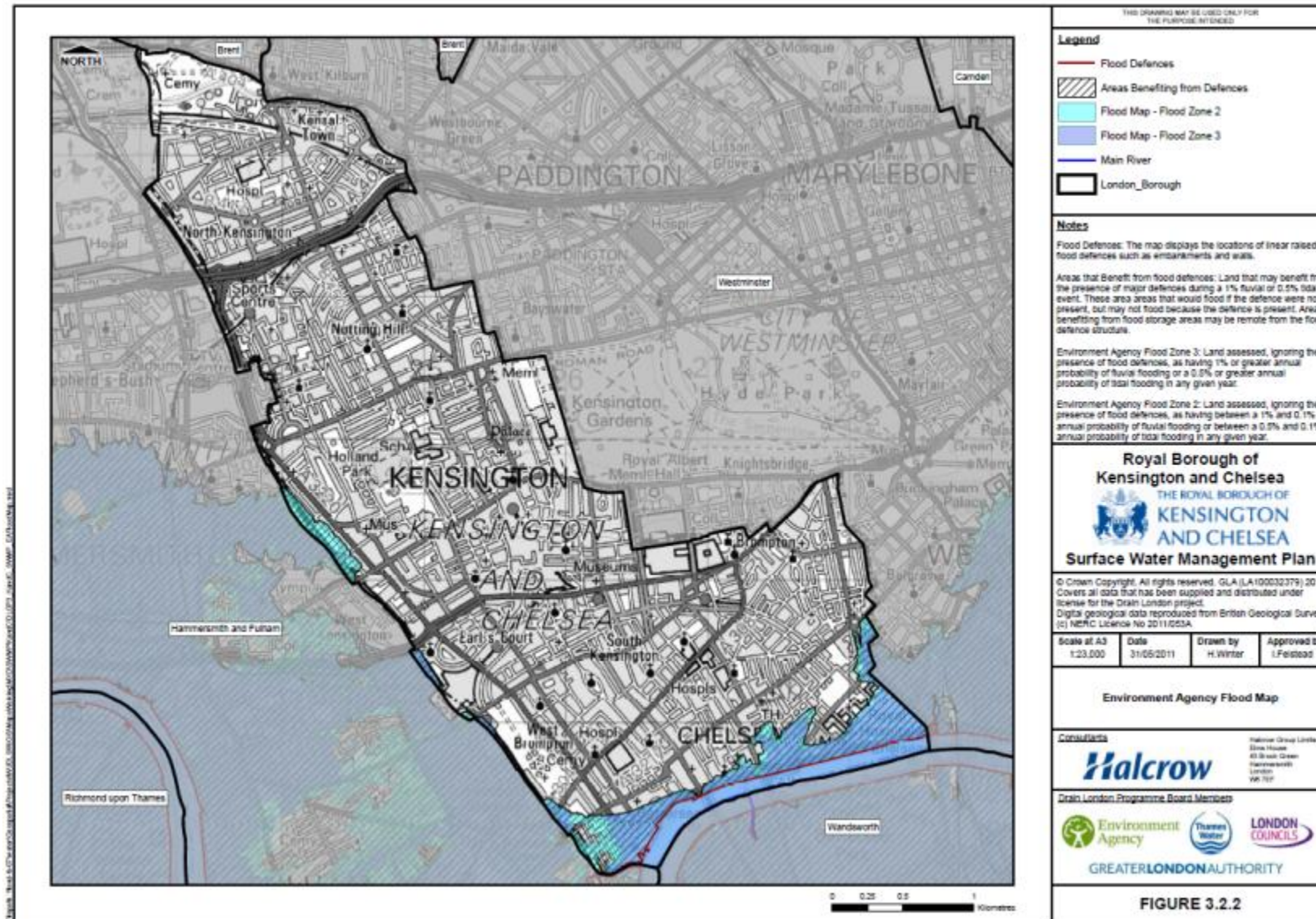
Air Quality

- 3.24 The whole Borough is designated as an Air Quality Management Area. The primary sources of air pollution are vehicular traffic and diesel trains. The main railway line out of Paddington is a principal source of air pollution in the north of the Borough, but a number of the Borough's roads also produce significant air pollution, such as the Cromwell Road and the Earl's Court one way system.

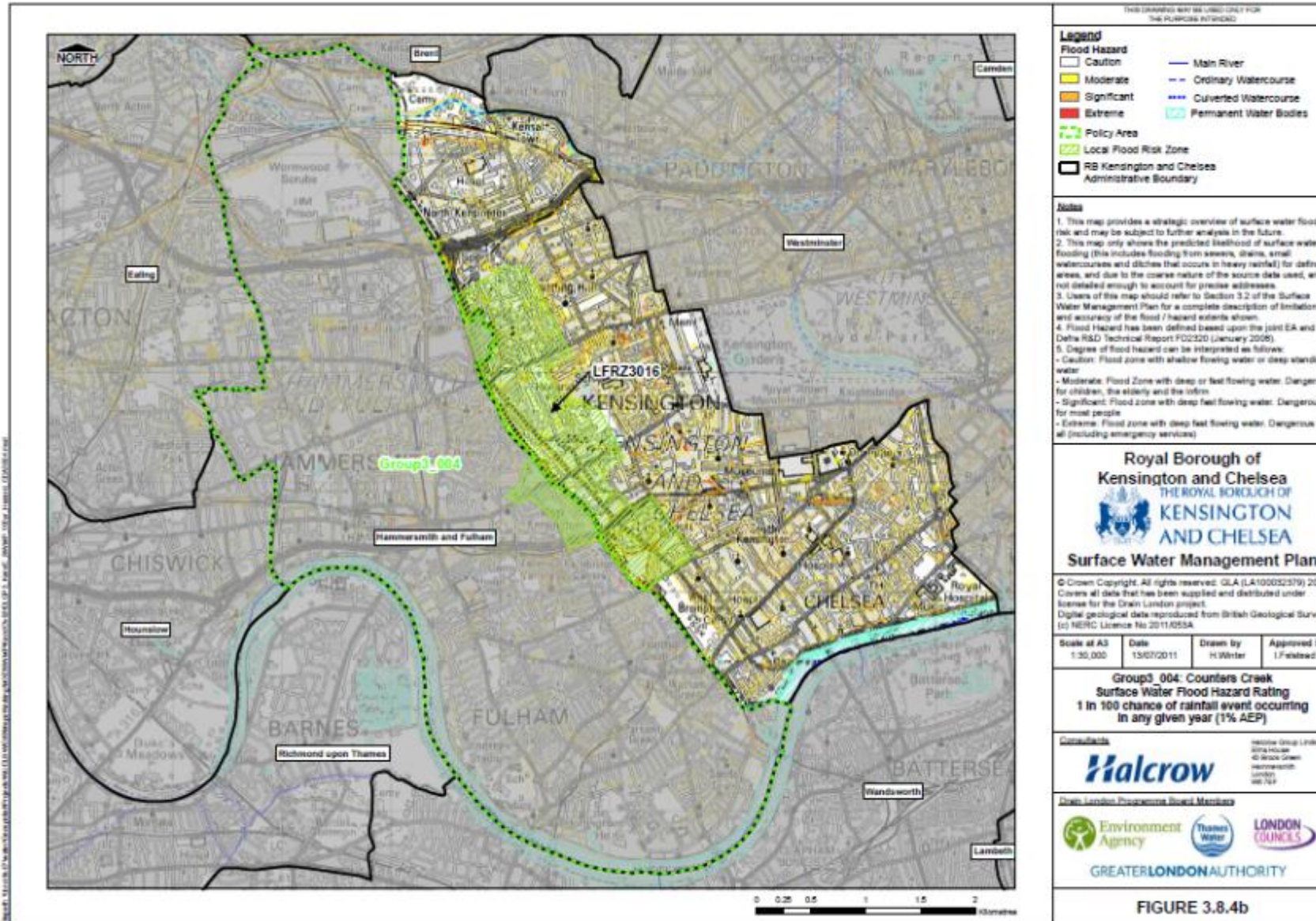
Flooding

- 3.25 Potential flooding from the River Thames could affect areas along the embankment, but most of the Borough is not under threat. Map 3.3 shows Flood Zones 2 and 3 as identified by the Environment Agency. These represent areas which have a nominal 1in 200 year and 1in 100 year chance of river flooding. The presence of the Thames flood defences reduce the chance of river flooding further, to a 1 in 1000 year event.
- 3.26 There have however, been a number of events of sewer flooding since 1981 caused by the Counters Creek combined sewer and storm water drain, which runs down the western boundary with the London Borough of Hammersmith and Fulham. This has insufficient capacity in extreme storm events. Map 3.4 shows the Local Flood Risk Zone associated with Counters Creek. This was published in the Council's Draft Surface Water Management Plan (2012), which is available on the Council's [website](#).

Map 3.3 Environment Agency's Flood Risk Map



Map 3.4: Counters Creek Flood Hazard Map



4. Strategic Objectives

- 4.1 The Council's vision for the Borough is set out in Chapter 3 of the Core Strategy. In essence it seeks to build on success and develop the strong and varied sense of place of the Borough. The vision is presented in Appendix 1 for ease of reference.
- 4.2 The Core Strategy has seven 'strategic objectives' to deliver the vision:
- CO1: Keeping Life Local
 - CO2: Fostering Vitality
 - CO3: Better Travel Choices
 - CO4: An Engaging Public Realm
 - CO5: Renewing the Legacy
 - CO6: Diversity of Housing
 - CO7: Respecting Environmental Limits
- 4.3 The following sections of the monitoring report are structured according to these strategic objectives.



Image 5: Chelsea Academy

5. Keeping Life Local

5.1 This section reports on Social and Community Uses, Local Shopping Facilities and Walkable Neighbourhoods

Social and Community Uses

Context

5.2 The exceptionally high residential values in the Royal Borough mean that lower value uses are in danger of being 'out priced' and lost to residential uses. Whilst this is the case for a range of uses, including offices, and out of centre retail, there seems to be particular pressure on the range of social and community uses, including public houses. Therefore, part of the Council's Core Strategy was drafted to both recognise this pressure and the importance that a wide range of 'social and community' uses has in making the Borough the successful and vibrant place that it is. This approach is articulated by Policy CK1: Social and Community Uses, which actively protects uses which have a very high value to the community.

5.3 For the purposes of the Core Strategy social and community uses are defined as including: care homes/care facilities and elderly people's homes; community/meeting halls and rooms; doctors, dentists, hospitals and other health facilities; hostels; laundrettes; libraries; Metropolitan Police and other emergency service facilities; petrol filling stations; places of worship; bespoke premises for the voluntary sector; schools and other educational establishments; sport facilities; and youth facilities.

5.4 The policy was devised with the flexibility to allow for change while maintaining the Borough's overall stock of social and community uses to reflect changes in the needs of the community.

5.5 While public houses are also considered social and community use in the Borough, at the time the Core Strategy was adopted loss of public houses was not considered significant. The Core Strategy considered that whilst there was (at that time) *"too little evidence to resist their loss"* it did note that this approach would be kept under review. The 2011 AMR confirmed that public houses continue to be lost to other uses. This trend was further supported by a survey that the Council undertook in 2012 which indicates that there has been a steady decline in the number of premises from 168 in 1980 to 110 in 2012, a net decline of 35%. Based upon the evidence, increasing concern from our residents, and a change of emphasis within the NPPF, the Council has reviewed its policies to include protection of public houses and other facilities that are valued by the community.

5.6 In addition the Core Strategy identified the need for a new academy in North Kensington.

Progress

5.7 Table 5.1 shows that 12,031 sq m of net D1 floorspace (non-residential institutions) has been completed in the Borough between October 2011 and September 2012. This increase in floorspace mainly comprises the extension of Kensington and Chelsea College (10,793 sq m net) which was granted permission in 2007. In addition the extension of Chelsea and Westminster Hospital (2,450 sq m) was completed last year. Other smaller completed D1 developments include creation of additional classrooms in St Charles Catholic Six Form College and space for medical services such as physiotherapy, dental practice etc. In the monitoring period there was a net loss of 3,862 sq m of D1 Use Class. A large part of this net loss comprise 1 and 2 Logan Place which was a change of use from theatre to residential use. London Academy for Music and Dramatic Arts (LAMDA) who were the occupiers of the building wanted to locate to an expanded facility in LBHF. While the re-provision was not in this Borough it was considered that the expansion of the facilities even though elsewhere would be beneficial as the use had a London-wide rather than a narrower 'Borough' function. The use of Logan House for housing was considered

as an enabling development to allow LAMDA to expand and improve facilities elsewhere. This was seen to be in the spirit of Policy CK1c (third bullet).

5.8

In the previous year the completion of Chelsea Academy and Adventure Playground created an additional 8,790 sq m of D1 floorspace (net).

Table 5.1: Social and Community Use Completions

	Net Completions Oct 2010 to Sep 2011	Proposed Floorspace Oct 2011- Sep 12	Existing Floorspace Oct 2011- Sep 12	Net Floorspace Oct 2011- Sep 12
D1 Non-residential institution	7,806	15,893	3,862	12,031
D2 Assembly and Leisure	515	1,211	423	788
Total	8,321	17,104	4,285	12,819

Source: London Development Database

5.9

Part of the fifth floor of 99-121 Kensington High Street (former Derry and Toms Department Store) granted permission in May 2011 is being converted from office to a gymnasium (Use Class D2). These well-known premises also known as the 'rainbow room' will be occupied by American gym operator Equinox and will be brought back to a leisure use. It was originally designed as a restaurant with an ancillary fashion theatre. This development (3,070 sq m) comprises a major proportion of the social and community use schemes under construction. Further details of planning permissions related to Use Class D1 and D2 are presented in Tables 4 and 5 of the Appendix.

Table 5.2: Social and Community Use Under Construction

	Proposed Floor space Oct 2011- Sep 12	Existing Floor space Oct 2011- Sep 12	Net Floor space Oct 2011- Sep 12
D1 Non-residential institution	3,186	2,137	1,049
D2 Assembly and Leisure	3,886	0	3,886
Total	7,072	2,137	4,935

Source: London Development Database

Table 5.3: Social and Community Use Planning Permissions

	Net Planning Permissions 2010-11	Proposed Floor space Oct 2011- Sep 12	Existing Floor space Oct 2011- Sep 12	Net Floor space Oct 2011- Sep 12
D1 Non-residential institution	2,732	3,410	2,346	1,064
D2 Assembly and Leisure	1,064	9,224	4,096	5,128
Total	3,796	12,634	6,442	6,192

Source: London Development Database

Building of the North Kensington Academy and Leisure Centre

- 5.10 A new Academy of 12,749 sq m (use class D1) with associated facilities and a new Leisure Centre of 9,570 sq m (use class D2) was considered by the Major Planning Development Committee in September 2012. This was granted permission in November 2012 which is outside of the monitoring period and therefore will be reported in next year's monitoring report. This site is significant as the Core Strategy (para 30.3.8) identified a new academy as one of the most important facilities needed in the Borough.
- 5.11 The development is in-line with the adopted planning brief - Kensington Academy and Leisure Centre SPD and the Core Strategy. It will provide both a high quality learning environment for secondary education in North Kensington as well as a new publically accessible leisure centre and swimming pool. The proposals also include a re-configured, more useable and high quality public realm.
- 5.12 Construction is due to start in early 2013. The academy is expected to be open to Year 7 students (11 and 12 year olds) in September 2014.

Conclusions

- 5.13 Core Strategy Policy CK1 has been effective in delivering new social and community uses in the Borough. The completed Chelsea Academy and the new North Kensington Academy and Leisure Centre will provide the identified educational infrastructure needed in the north and south of the Borough.

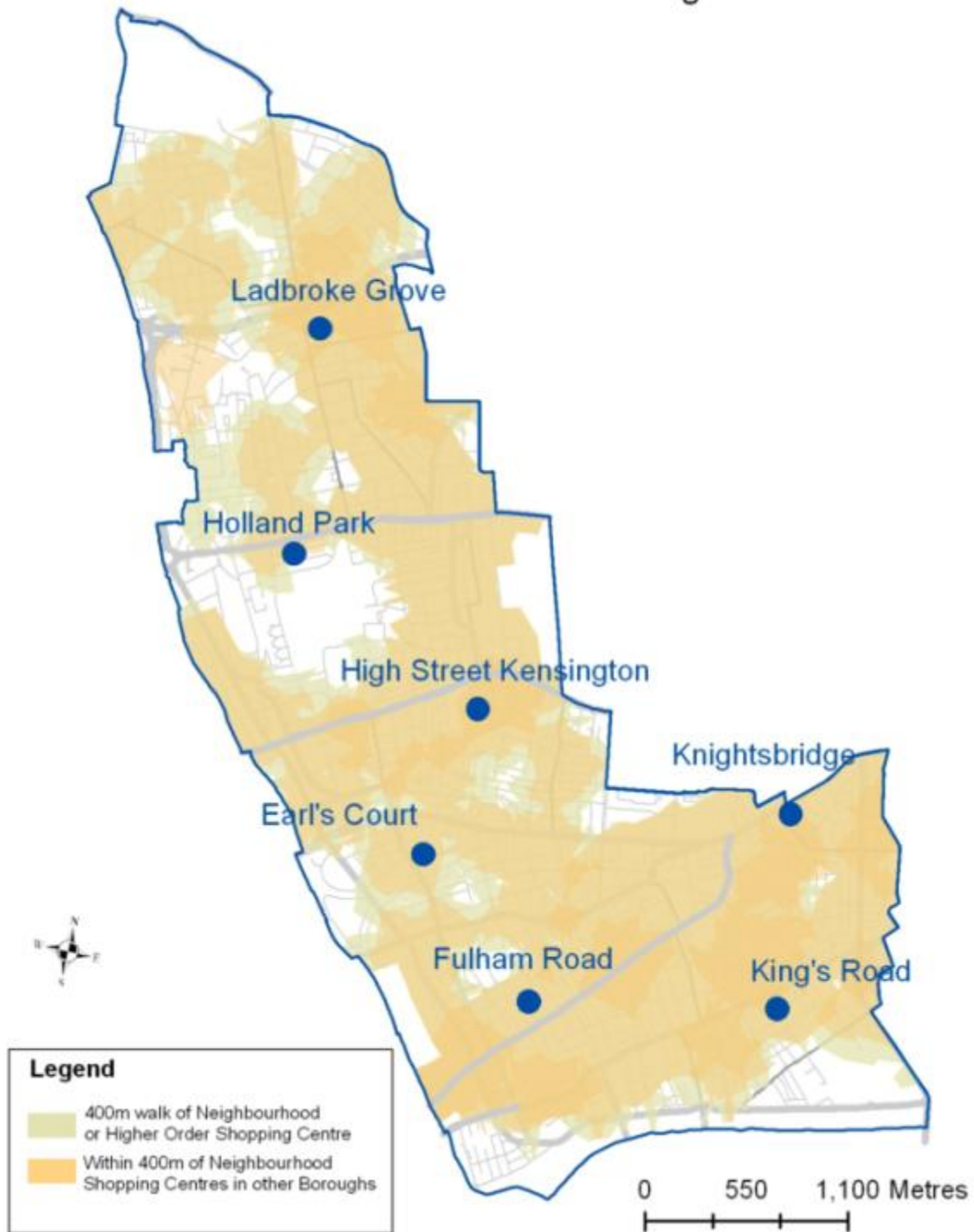
Local Shopping Facilities

Context

- 5.14 The Core Strategy introduces the 'walkable neighbourhood indicator' to assess accessibility to a range of local facilities. While national indicators recommend an 800 m (875 yard) walk, a 400 m (440 yard) walk band is considered more appropriate for the Royal Borough, reflecting an extremely high residential density, a density comparable with the more built up parts of Naples. When the Core Strategy was adopted, 74.8% of the Borough was located within a 5 minute walk (400 m) of a neighbourhood or higher order shopping centre. This is illustrated in Map 5.1 below.

Map 5.1: Walkable Neighbourhoods

Walkable
Neighbourhoods



- 5.15 The Core Strategy identified the areas of deficiency – Latimer, Kensal (east of Ladbroke Grove) and parts of Earl’s Court. The Core Strategy seeks to reduce this gap by creating new centres in Latimer, Kensal and the Earl’s Court areas. A review on the progress of the creation of these centres is considered in the section titled ‘Places’ (section 12).
- 5.16 Core Strategy Policy CK2: Local Shopping Facilities protects individual shops outside of designated town centres. This policy is currently under review to include the protection of public houses and other uses which are valuable to the community.

Progress

- 5.17 Progress has been made towards the creation of new centres in areas of deficiency as follows:

Latimer

- 5.18 Planning permission has been granted for the redevelopment of the Silchester Garages site. This housing led mixed use development includes provision of 315 sq m of retail floorspace. The retail floorspace is intended to work as a catalyst for the creation of a new neighbourhood centre in the area and support the existing retail floorspace in Bramley Road.

Kensal

- 5.19 Work is underway on the production of an SPD for Kensal and Opportunity Area Planning Framework for Park Royal and Kensal Canalside. The Council is continuing to work with partners in making the case for a Crossrail station in the Kensal Area and further evidence has been commissioned. Crossrail is using the central site for construction until 2018. Therefore the redevelopment of the Kensal area to include the creation of new Neighbourhood Centre town centre is unlikely to occur until Crossrail vacate the site in 2018 at the earliest.

Earl’s Court

- 5.20 The planning application for the redevelopment of Earl’s Court was granted permission, subject to a complex s106 agreement, in November 2012. This is not within the monitoring period and will, therefore, be included in next year’s monitoring report. This strategically significant residential led mixed use development lies both in the Royal Borough and London Borough of Hammersmith and Fulham. It includes a significant amount of commercial and residential development with supporting town centre uses. The majority of the development will be located in the neighbouring borough of Hammersmith and Fulham but some local retail functions and community facilities are planned to be located adjacent to Warwick Road. The function of the retail floorspace will be to serve the day-to-day needs of the development and of the immediate area rather than acting as a draw for a wider area.

Loss of Public Houses in the Borough

- 5.21 The Council is in the process of reviewing Core Strategy policies CK2 and CL3 to include protection of public houses and other important local facilities. Revisions to Policy CK2 extend the policy to include the protection of Class A1 shops, resist the loss of Public Houses and other drinking establishments (Class A4) throughout the Borough and resist the loss of Restaurants and Cafes (Class A3) and Financial and Professional Services (Class A2) outside of Higher Order Town Centres. The revisions to Policy CL3 are to include resisting the change of use of any building where the current use contributes to the character of the surrounding area and to its sense of place. The policies are expected to be adopted in 2013.

Vacancy rates within Neighbourhood Centres

5.22

Vacancy rates are a useful indicator when assessing the 'health' of the Borough's neighbourhood centres. These are presented in Table 5.4 below. The table indicates that Fulham Road (Brompton Cemetery) has the highest levels of vacant units. However, the figures for Fulham Road (Brompton Cemetery) should be treated with caution as much of the centre was being redeveloped at the time of the town centre survey. The Borough's neighbourhood centres appear healthy with low levels of vacancies. Even where there is high proportion of vacant units the actual number of vacant units is low. Because the neighbourhood centres are very small with a low number of shops, a low number of actual vacancies shows as a high proportion of overall shops. An average vacancy rate of 8% across all the Borough's Neighbourhood Centres compares with a national average of 14.5% or a London average of 10%.

Table 5.4: Vacant Units in Neighbourhood Centres

	Neighbourhood Centre	Occupied	Vacant	Total Units	% Vacant Units
1	All saints' road	30	5	35	14%
2	Barlby Road	6	1	7	14%
3	Chelsea Manor Street	9	2	11	18%
4	Clarendon Cross	21	0	21	0%
6	Cromwell Road Air Terminal	17	1	18	6%
7	Earl's Court Road	142	5	147	3%
8	Earl's Court Road (North)	16	1	17	6%
9	Elystan Street	42	2	44	5%
10	Fulham Road (Brompton Cemetery)	27	14	41	34%
11	Fulham Road (old Church Street)	31	4	35	11%
12	Gloucester Road (North)	61	2	63	3%
13	Gloucester Road (South)	70	2	72	3%
14	Golborne Road	92	15	107	14%
15	Golborne Road (North)	13	2	15	13%
16	Holland Park Avenue	51	3	54	6%
17	Holland Road	13	1	14	7%
18	Ifield Road	5	1	6	17%
19	Kensington High Street (West)	6	0	6	0%
20	Ladbroke Grove (North)	15	2	17	12%
21	Ladbroke Grove Station	48	2	50	4%
22	Lower Sloane Street	30	2	32	6%
23	Lowndes Street	18	0	18	0%
24	Napier Road	9	1	10	10%
25	North Pole Road	21	4	25	16%
26	Old Brompton Road (East)	24	0	24	0%
27	Old Brompton Road	68	9	77	12%

	Neighbourhood Centre	Occupied	Vacant	Total Units	% Vacant Units
	(West)				
28	Pembroke Road	13	1	14	7%
29	Pont Street	14	0	14	0%
30	Sloane Avenue	11	1	12	8%
31	St. Helen's Gardens	9	3	12	25%
32	Stratford Road	19	1	20	5%
33	Thackeray Street	24	0	24	0%
34	The Billings	18	3	21	14%
35	Walton Street	21	0	21	0%
36	Westbourne Grove	93	9	102	9%
37	Westbourne Park Road	10	2	12	17%
38	World's End	52	2	54	4%
	Total - Neighbourhood Centres	1,169	103	1272	8%

Convenience Retail within Neighbourhood Centres

- 5.23 The Borough's Neighbourhood Centres vary greatly in size. Some, such as the Earl's Court Road or Gloucester Road contain nearly a hundred units, whilst many others are made up of one or two short parades. Whatever their scale, their basic function remains the same, to meet the day-to-day needs of those living and working in the Borough. An important element of meeting these needs is convenience shopping, or shops which provide everyday essential items, including food, drinks, newspapers/magazines and confectionery.
- 5.24 The Council has surveyed all the neighbourhood centres and has identified the convenience shops for both 2011 and 2012. These are included in Table 5.5 below. In 2011, 12% of units in designated centres were convenience shops (it should be noted that there are three centres in 2011 for which there is no information). This figure has not increased significantly in the last year, with the apparent small increase being a result of changes to the monitoring methodology rather than an increase in convenience units themselves.
- 5.25 Whilst this is useful indicator it should be noted that the Council cannot directly influence the nature of a particular operator, with planning permission not being required to go from one type of shop to another. Change in the nature of shops cannot, therefore, be said to be a measure of success of the Core Strategy as such. It is, however, a useful benchmark to assess changes that may happen in the future.

Table 5.5: Convenience Shops in Neighbourhood Centres

	Neighbourhood Centres	Total Units	Convenience (2012)	Convenience (2011)
1	All Saints' Road	35	2	0
2	Barlby Road	7	3	3
3	Chelsea Manor Street	11	1	1
4	Clarendon Cross	21	1	0
6	Cromwell Road Air Terminal	18	5	NA
7	Earl's Court Road	147	19	17
8	Earl's Court Road (North)	17	2	NA

	Neighbourhood Centres	Total Units	Convenience (2012)	Convenience (2011)
9	Elystan Street	44	7	7
10	Fulham Road (Brompton Cemetery)	41	1	NA
11	Fulham Road (Old Church Street)	35	0	0
12	Gloucester Road (North)	63	7	7
13	Gloucester Road (South)	72	7	5
14	Golborne Road	107	18	19
15	Golborne Road (North)	15	3	3
16	Holland Park Avenue	54	9	8
17	Holland Road	14	2	1
18	Ifield Road	6	1	0
19	Kensington High Street (West)	6	3	3
20	Ladbroke Grove (North)	17	3	2
21	Ladbroke Grove Station	50	9	8
22	Lower Sloane Street	32	1	1
23	Lowndes Street	18	0	0
24	Napier Road	10	2	2
25	North Pole Road	25	6	6
26	Old Brompton Road (East)	24	3	3
27	Old Brompton Road (West)	77	7	6
28	Pembroke Road	14	1	1
29	Pont Street	14	1	1
30	Sloane Avenue	12	2	3
31	St. Helen's Gardens	12	3	2
32	Stratford Road	20	7	7
33	Thackeray Street	24	2	2
34	The Billings	21	1	1
35	Walton Street	21	2	2
36	Westbourne Grove	102	3	3
37	Westbourne Park Road	12	2	2
38	World's End	54	11	12
	Total - Neighbourhood Centres	1272	157(12%)	138 (11%)

Conclusions

- 5.26 Policy CK2 has been very effective in protecting shops outside of designated town centres. This will be strengthened with the introduction of the new policies CK2 and CL3 protecting public houses and other important local facilities.
- 5.27 The Council will continue to monitor the progress of Kensal and Earl's Court in providing new centres to address the deficiency in these areas.

Walkable Neighbourhoods and Neighbourhood Facilities

Context

- 5.28 The Core Strategy defined neighbourhood facilities as being those which provide a day-to-day function such as primary schools and GP surgeries. Policy CK3 seeks to maintain the current percentage of access to neighbourhood facilities and work towards increasing the number of facilities where appropriate opportunities arise.

Progress

- 5.29 It is only occasionally that a new facility such as a primary school comes forward for planning permission. However where possible the Council seeks to increase the number of facilities. For example the provision of a one form primary school was secured as part of the planning permission for the former Charles House site in 2010.

Conclusion

- 5.30 The Council will continue to monitor the facilities which contribute to the creation of effective walkable neighbourhood in the future.

Use of s 106 Contributions for Social and Community Uses

- 5.31 Supporting social and community uses goes beyond the protection of those that already exist in the Borough. It can also be through commissioning the construction of new facilities as an authority.
- 5.32 Table 5.6 sets out the contributions secured within legal agreements for 'social and community facilities'. In this calculation we have included financial contributions for '**Community Facilities**', for '**Education**', '**Health Care**' and '**Libraries**'. The level of contributions follow the formula set out within the Planning Obligations SPD adopted by the Council in August 2010.

Table 5.6: s106 contributions secured for social and community facilities 2011 to 2012

Category	2010/11	2011/12	2012 (to date)
Community Facilities	£542,638	£50,660	£316,097
Education	£6,074,314	£1,502,210	£1,3761,723
Health Care	£139,600	£800	£324,888
Libraries	£23,000	£0	£76,060

- 5.33 These contributions are significant and will have a real and measureable effect on the ground. It should be noted that the contribution for 2010/11 reflects the granting of a mixed use permission for the Charles House site, a development at the corner of Warwick Road and Kensington High Street which included the provision of a new one form entry primary school, which is due to open by September 2014.



Image 6: Victoria and Albert Museum, a major cultural draw in the Borough

6. Fostering Vitality

6.1 This section reports on town centres, retail, arts and culture and business.

Location of new shop uses

Context

- 6.2 The Borough contains a vibrant and vital network of town centres. The Core Strategy provides the framework by which most of the cultural, creative and commercial uses continue to be concentrated in these centres and by which the centres remain diverse locations which successfully serve the needs of those living in, working and visiting the Borough.
- 6.3 The Core Strategy supports a 'town centre first' approach and 'sequential test' for new town centre uses. The Council's Retail Needs Assessment supporting the Core Strategy indicated an additional need of about 31,000 sq m comparison retail floorspace in the Borough to 2015. Of this, 25,500 sq m is needed in the south and about 650 sq m is needed in the north and centre of the Borough.
- 6.4 The Core Strategy has identified a number of sites where retail development may be appropriate. These are included in the 'Places' Chapter of the Core Strategy and include sites in, or adjoining, the King's Road, Knightsbridge, Notting Hill Gate, Brompton Cross and South Kensington. No applications have been determined for new retail development for any of these sites since the adoption of the Core Strategy.
- 6.5 The Core Strategy requires proposals to demonstrate that any retail development with a floor area more than 400 sq m which is outside the existing centre will not harm the vitality of existing centres. Retail proposals with a floor area of less than 400 sq m are welcomed in areas of retail deficiency. This equates to a small format supermarket, a unit which is not of a scale which could harm the vitality of any neighbouring centres.
- 6.6 The Retail Needs Assessment suggests that all of the additional floorspace could be accommodated within existing centre through making better use of existing premises, the filling of vacant units or by making better use of under-used sites.
- 6.7 Core Strategy Policy CF1 seeks to ensure vital and viable town centres through a town centre first approach to new retail floorspace.

Progress

- 6.8 Data in Table 6.1 shows year on year comparison to get an idea of the gains and losses in retail floorspace over a longer time period. This data is presented from 1 April to 31 March each year for comparison purposes. However, in the monitoring period (1 October 2011 to 30 September 2012) there has been a net gain of 1,000 sq m completed retail floorspace in the Borough.
- 6.9 Map 6.1 includes those sites which have had a net change in retail (A1) floorspace between 1 October 2011 and 30 September 2012. This shows that all gains in retail floorspace over 400 sq m are within an existing centre.

Table 6.1: Retail (Class A1) floorspace 2007/8 to 2011/12 Completions (1 April – 31 March each year)

Year	2007/08	2008/09	2009/10	2010/11	2011/12
Net change (completions)	1,794 sq m	0 sq m	2,870 sq m	-1123 sq m	1,000 sq m

Source: Acolaid in-house monitoring

6.10 Retail (A1 use class) completions for the 2011/12 financial year are also shown on Map 6.1. The map shows gains and losses in relation to higher order and neighbourhood centres. It shows that most of the changes in A1 use class have taken place within or around the Borough's centres. No A1 uses over 400 sq m have been completed outside of town centres (see para 6.5). The biggest retail development that has been completed is a first floor office conversion to A1 use class (1,161 sq m) at 63-77 Brompton Road, Knightsbridge. Therefore the policy has been successful. It should also be noted that many of the completions were granted planning permission before the adoption of the Core Strategy.

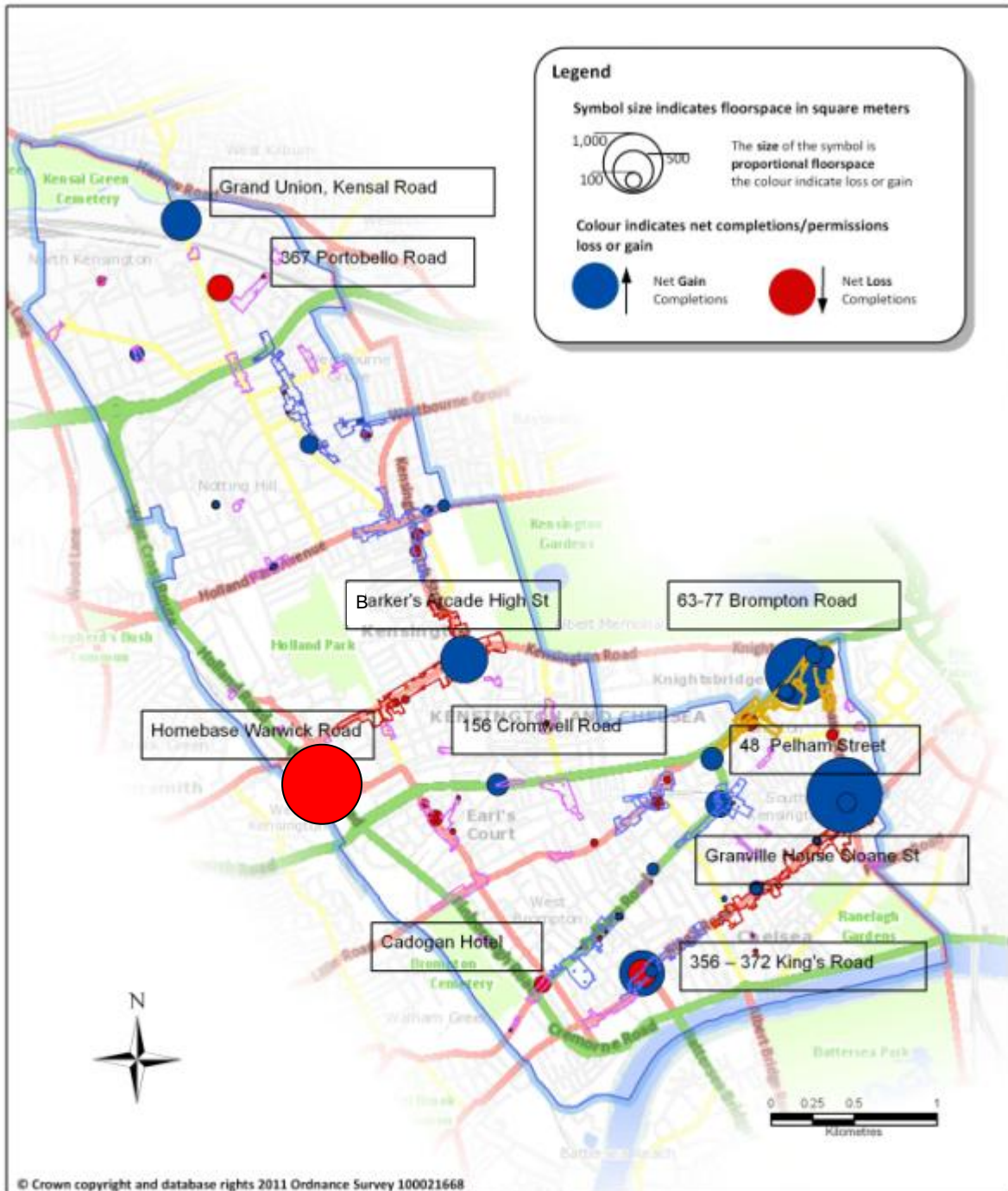
Table 6.2: Retail Planning Permissions 1 October 2011 – 30 September 2012

	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	10,018	12,053	2,035

6.11 Table 6.2 shows a net gain of 2,035 sq m retail floor space in planning permissions. There are four sites in the monitoring period where the retail loss or gain is above the 1,000 sq m threshold recorded by the London Development Database (also see Map 6.1). These are:

- Site B at 321-337 Kensal Road within an employment zone has a net gain of about 1,000 sq m of retail (Class A1) floorspace as part of a major mixed use development,
- 63-97 Barkers Arcade, in Kensington High Street Major Centre has a net gain of 1,400 sq m of retail (Class A1) floorspace due to the construction of a mezzanine floor,
- 127-135 Liscartan and Granville House, Sloane Street within the secondary frontage of King's Road (East) Major Centre has a net gain of 3,547 sq m retail, and;
- Homebase Site, 195 Warwick Road will register as a loss of 3,869 sq m retail. This site is not within a designated town centre and was allocated in the Core Strategy to provide a minimum of 300 residential units as part of the Warwick Road strategic site allocation.

Map 6.1: Net change of Class A1 Floorspace (2011/12 financial year completions)



Net Change of Class A1 (shop) floorspace 2012 (Completions/Permissions)



Table 6.3: Vacancy rates in designated centres (ground floor units)

	2009	2010	2011	2012
Higher Order Centres	NA	NA	4.9%	5.2%
Neighbourhood Centres	NA	NA	6.7%	7.2%
Total	7.9 %	6.5 %	5.6 %	5.8%

- 6.12 It should be noted that a significant proportion of the 'need' set out within the Retail Needs Assessment can be met by the occupying of existing vacant units. The retail needs assessment suggests that dropping vacancy rates to a 5% level would equate to the provision of some 11,000 sq m of floorspace from the 2008 level. The Council does not collect floorspace data for 'voids'. The annual town centre surveys do, however, consider the number of vacant town centre units. These are listed in tables 6.3 and 6.4.
- 6.13 Table 6.4 shows the vacancy rates in the higher order and neighbourhood centres and illustrates that there has been a decrease in vacancy rates in recent years. There is some scope to provide more retail floorspace by continuing to reduce vacancy rates. However, with the rate approaching a level for (5%) which is considered necessary to maintain a churn in the units further reductions may have the potential to cause upward rental pressure.
- 6.14 Progress has been made towards delivery of new centres in Latimer, Kensal and Earl's Court in accordance with Policy CF1 (d). Details are presented in section 5.18 - 5.20 above.

Conclusion

- 6.15 There is a small increase in retail (Class A1) floorspace over the study period which is supplemented by a gradual reduction of vacancy rates across the Borough's Centres. The filling of empty units plays an important role in helping meet some of the identified need for new retail floorspace in the Borough.
- 6.16 It appears likely that the slow progress in meeting retail need reflects the state of the economy rather than any failure of the policies within the Core Strategy. Indeed the low level of vacancy rates, compared to both the national and the London average, indicates the vitality of the Boroughs centres and their ability to continue to attract customers in these recessionary times.

Retail Development within town centres

Context

- 6.17 Whilst the Council supports the provision of an additional 27,000 sq m of comparison floorspace to 2015, the Core Strategy is explicit in endorsing a town centre first approach. In essence, in order to protect the Borough's town centres as vital and viable locations new town centre uses, should where possible, be located within, or adjoining, the existing town centres (see Map 6.1).
- 6.18 The Core Strategy recognises that the preservation of a vital and viable town centre is dependent on a number of factors.
- maintaining a core of retail floorspace within the centre;
 - ensuring that a suitable mix of shop/non shop uses exists; and
 - ensuring that the character and diversity of the Borough's town centres is being maintained/ enhanced.
- 6.19 The health of a town centre depends not only on the number of shops but also on a diverse mix of uses and distinct character. The Borough's centres retain a high proportion of retailers who are either independent or not part of national chains. This gives many of the Borough's centres a distinct character.
- 6.20 Policy CF2: Retail Development within Town Centres promotes vital and viable town centres and ensures that the character and diversity of the Borough's town centres is maintained.
- 6.21 The policy requires the scale and nature of development to reflect the position of the centre in the retail hierarchy. Character and diversity have two distinct elements. They are concerned with the mix of uses in terms of shops, cafes etc, and also to the variety of types of shops. The latter is a matter for the free market, as the nature of individual uses does not fall within planning control. The Core Strategy takes a two pronged approach. It seeks the provision of affordable shops within suitable developments, and encourages the provision of a range of unit types. A mix of unit sizes supports a mix of retailer types, as different types of unit will be preferred by different types of retailers.

Progress

- 6.22 Despite the difficult economic climate over the study period, there is no evidence of any long term decline of the Borough's Higher Order Town Centres. Some retailers have gone out of business, or reduced their presence on the high street, but the centres themselves remain healthy.
- 6.23 Vacancy rates are a useful indication of the health of a town centre. Table 6.4 shows that vacancy rates in the Borough's Higher Order Centres. This indicates that vacancy levels have reduced since 2011 and are at levels well below the national average. Six out of nine of our larger centres have vacancy rates close to, or well below the 5% level expected for the natural churn within the market.
- 6.24 Vacancy rates have generally gone down and most significantly in Brompton Cross, Fulham Road (West) and King's Road (West).

Table 6.4: Vacancy rates in Higher Order Town Centres

Centre	Vacancy rate (2011) (ground floor units)	Vacancy rate (2012) (ground floor units)
Brompton Cross	10.5%	5.1%
Fulham Road (West)	8.7%	4.3%
Kensington High Street	5.5%	6.1%
King's Road (East)	0.4%	4.7%
King's Road (West)	8.6%	6.8%
Knightsbridge	2.9%	3.4%
Notting Hill Gate	5.7%	3.8%
Portobello [8.4%	8.8%
South Kensington	5.1%	3.7%
Average	6.2%	5.2%

- 6.25 Table 6.5 sets out the net change of all A class uses over the study period. This includes all permissions for changes of uses, as well as those changes that have actually occurred. It does not include units which are no longer occupied.

**Table 6.5: Net change of Class A uses 1 October 2011 – 30 September 2012
(Completions and Permissions)**

	Net Completions (sq m)	Existing Floorspace (sq m)	Proposed Floorspace (sq m)	Net Floorspace (sq m)
A1 Use	1,000	10,018	12,053	2,035
A2	257	438	1115	677
A3	18	1,801	4,270	2,469
A4	-920	1,474	0	-1,474
A5	0	120	0	-120

- 6.26 Table 6.5 shows that the net gains and losses in most of the A use classes are small. The biggest gain has been in the A3 use class (restaurants and cafes). This is mainly due to the gain of 700 sq m at Liscartan and Granville House, Sloane Street, 658 sq m at the Cadogan Hotel, Sloane Street and a gain of 650 sq m at Royal Garden Hotel, Kensington High Street.
- 6.27 The loss of A4 Use Class is attributed to the following three applications:
- 63 - 97 Barkers Arcade, Kensington High Street: This application was granted planning permission for the construction of an internal mezzanine (Class A1), alterations to ground floor elevation doors and entrance and change of use of basement from private club (Class A4) to retail Class A1.

- 296 King's Road and the Cadogan Arms (298 King's Road and 62 Old Church Street): This application was part of a complex land swap. It included reconfiguration of the existing public house and estate agents to provide six new residential units. It would allow the public house to continue to operate but reduces the floor space of the public house from 912 sq m to 412 sq m.
- 14 Princedale Road: This application was allowed on appeal for the change of use of a Public House (Use Class A4, Drinking establishments) to two self contained residential dwellings. At the time this application was determined there was insufficient policy justification to resist the loss of the public house. The Planning Inspector considered that the proposal would not conflict with Core Strategy policies CK1 and CK3 that seek to 'keep life local'. However due to the reasons outlined in para 5.5 the Council is now in the process of reviewing its planning policies. This will include resisting the loss of public houses and other uses valued by local communities.

6.28 While there has been no overall net loss of A1 floorspace during the monitoring period there have been individual losses of retail floorspace. Given the value that our Councillors and residents place upon shops the AMR considers those few applications which have resulted in a net loss

6.29 The biggest loss of retail floorspace (3,869 sq m) is attributed to the Homebase site on Warwick Road. This site is out of a designated town centre and the loss was expected as the site is allocated in the Core Strategy for a residential led development. The loss of retail floorspace at the Cadogan Hotel on Sloane Street is to be compensated by provision of retail floorspace at 201-202 Sloane Street so that there is no overall net loss. This was ensured through a s106 agreement as retail development at 201-202 Sloane Street (currently in use as a financial and professional service) was permitted development. Other losses are to compatible town centre A class uses or social and community uses in-line with the Core Strategy. Table 1 in the Appendix shows details of these applications.

Conclusion

6.30 There was a net gain of 2,035 sq m in retail (A1 use class) floor space during the monitoring period. Where there has been a loss of retail use it has been to other compatible town centre uses in-line with policy. The biggest retail floorspace loss of 3,869 sq m during the monitoring period related to the Homebase site which was part of the strategic site allocation on Warwick Road and was anticipated.

6.31 An appeal was allowed for the loss of a public house at 14 Princedale Road. This was due to insufficient policy justification in the Core Strategy at the time the appeal was determined. The Council is in the process of strengthening its planning policies to resist the loss of public houses and other valued community uses to residential and other uses.

6.32 In general the policies have been applied robustly and no further action is required other than regular monitoring.

Mix of uses

6.33 The maintenance of a concentration of shops in the primary shopping frontages of the Higher Order Centres is considered to be an essential element of a successful centre. A 'critical mass' of shops is necessary to encourage shoppers to a centre.

6.34 Figures 6.1 and 6.2 indicate the proportions of the differing A class uses within the Borough's designated centres for 2011 and 2012. The distribution of use classes remains more or less constant with A1 uses constituting nearly 70% of the overall mix in the Borough. In 2012 there is a reduction in the overall vacant units from 6% in the previous year to 4%.

Figure 6.1: Shopping Survey 2012

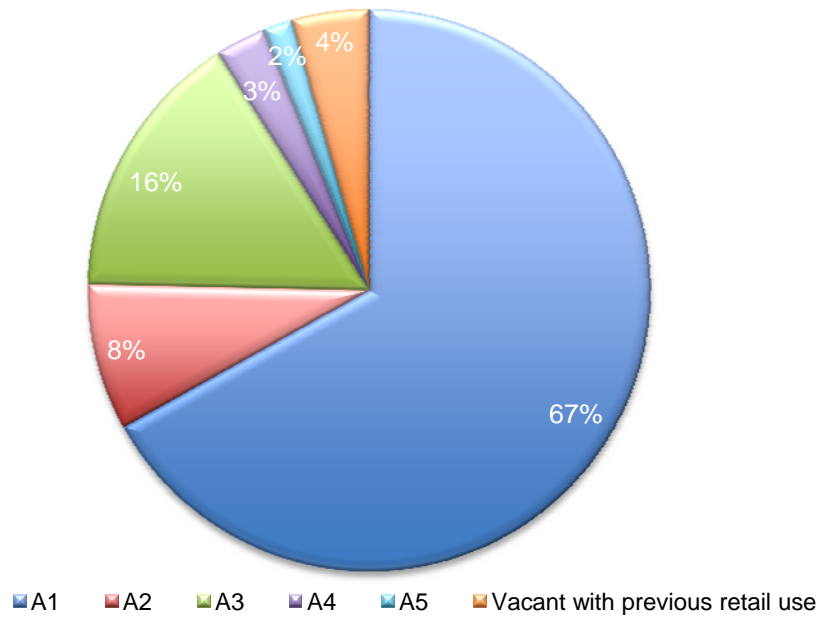
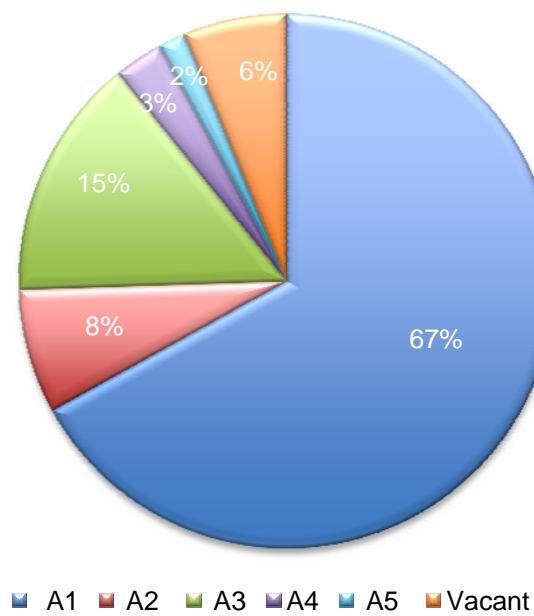


Figure 6.2: Shopping Survey 2011



- 6.35 The absolute figures are set out in Table 6.6. This shows a decrease in vacancy levels since 2011 and an overall increase of about 85 units. Corresponding with the reduction in vacancies and number of total units there is an increase in A1, A2 and A3 uses.

Table 6.6: A Use Class town centre Units

Use	2010	2011	2012	Change 2011 - 2012
A1 Shops	2018	2124	2179	55
A2 Finance and professional services	249	239	275	36
A3 Restaurants/ Cafes	483	465	509	44
A4 Drinking Establishments	103	95	95	0
A5 Hot Food take-away	47	51	54	3
Vacant (V)	200	198	145	-53
Total	3100	3172	3257	85

- 6.36 Policy CF3 of the Core Strategy is the principal tool by which the Council attempts to maintain a suitable mix of uses within each centre. The Council has had many enquiries seeking our opinion as to whether planning permission would be likely to be forthcoming for changes of use from shops to estate agents, cafes and restaurants. The rarity that the policy has been used suggests that it has acted as a successful deterrent in preventing unwelcome proposals before applications are made.
- 6.37 The Council cannot control the nature of what a particular shop sells but it does monitor the number of convenience shops and independent retailers within the centres in the Borough. Table 6.7 below includes figures for the Borough's Higher Order Centres and a number of the larger neighbourhood centres. The Council has used the standard definition of a multiple retailer, namely a shop which is part of a chain of at least nine units. The table shows the low proportion of multiple retailers generally across the centres and particularly in the higher order neighbourhood centres.
- 6.38 This data was not collected in the town centre surveys before 2010, and therefore change cannot be considered over a longer time period. The data since 2010 does, however, provide a useful benchmark with which to assess change in the future. It is important to note that these figures relate to units and not to floorspace. The proportion of multiples in the higher order centres and higher order neighbourhood centres has remained fairly constant since 2010.
- 6.39 The table includes data from the GLA's latest Town Centre Health Check (TCHC). Although this was published in December 2009 it is informed by data from 2007. The TCHC data included relates to floorspace. There appears to be a close fit between the two sets of figures.

Table 6.7: Percentage of ground floor units within Higher order Centres and selected larger Neighbourhood Centres made up of multiple retailers

Centre	Multiples (% of occupied ground floor units)			GLA Multiples as % of total centre floorspace (2007)
	2010	2011	2012	
<i>Higher order centres</i>				
Brompton Cross	25%	22%	23%	22%
Fulham Road (West)	27%	28%	32%	27%
Kensington High Street	48%	50%	45%	51%
Kings Road East	57%	57%	56%	53%
Kings Road West	32%	29%	28%	33%
Knightsbridge	36%	41%	41%	52%
Notting Hill Gate	30%	30%	29%	24%
Portobello	13%	15%	14%	16%
South Kensington	28%	29%	29%	11%
Total	34%	36%	33%	
<i>Neighbourhood centres</i>				
Earl's Court Road	36%	38%	36%	NA
Golborne Road	3%	3%	5%	NA
Old Brompton Road (West)	15%	15%	18%	NA
Westbourne Grove	31%	36%	41%	NA
Total	22%	21%	25%	NA

Diversity of uses within town centres

Context

- 6.40 The Council is concerned with the mix of uses within differing parts of the centre, as well as in the centre as a whole. The Core Strategy defines the primary and secondary retail frontages in the town centres. Policy CF3 promotes a diverse range of shops supported but not dominated by, a range of complimentary town centre uses. It protects all shops and shop floorspace at ground floor level in primary retail frontages unless the change is to another town centre use. The policy requires 80% of the ground-floor units to remain in an A1 (shop) use and proposed non-shop use should not be adjacent to another non-A1 use.
- 6.41 In the secondary retail frontages, the policy requires 66% of the ground floor units to remain in A1 (shop) use and there should be no more than three non-A1 uses in a row.
- 6.42 There are special additional requirements for Notting Hill Gate District Centre to not allow change of use of a shop to an estate agents, bureaux de change (A2) or hot food takeaways.
- 6.43 Shops in neighbourhood centres are also protected unless the change of use is to a social and community use. The policy requires 66% of the ground floor to remain in A1 (shop) use.

Progress

- 6.44 Data regarding the mix of uses in the higher order town centres along with data for the remaining '14' distinct places in the Borough is provided in section 12 'Places' of this report.
- 6.45 In planning applications involving retail use (presented in Table 1 of the Appendix) the Council applies Policy CF3 robustly. The Council undertakes town centre surveys annually which provide us with up to date information on frontages and these are used when assessing planning applications in-line with Policy CF3.

Street markets

Context

- 6.46 Street markets are a much valued form of shopping in the Borough. There are currently 356 pitches in Portobello and Golborne Road markets and 28 isolated sites in different locations throughout the Borough.
- 6.47 The street markets of Portobello and Golborne are known nationally and internationally and attract a large number of visitors from outside the Borough. Street markets form an integral part of the Borough's retail offer and have a special role in maintaining the character and diversity of the Borough's centres. Traders need storage space for the markets to operate successfully and Policy CF4 requires protection of existing storage lockups for street traders or their equivalent provision. The Core Strategy promotes the expansion of Portobello Road Street Market, north up to Golborne Road (Chapters 6 and 7). This is expected to greatly assist in generating increased footfall in this part of the Borough.
- 6.48 Core Strategy Policy CF4 protects all the existing street markets in the Borough. It supports new, or expansion of existing street markets where this fits in with the overall retail strategy for the Borough and the strategic objectives of the relevant town centres.

Progress

- 6.49 Over the study period the Council has:
- Created ten new temporary Saturday antiques pitches in Westbourne Grove and are seeking viable locations for more;
 - Invited high-quality fresh and prepared food traders to take part in a new Friday 'Portobello Pantry';
 - Established six special Portobello Road Sunday Christmas street markets with over 40 stalls between Lancaster Road and Cambridge Gardens;
 - Established six special Summer Sunday markets with over 40 stalls between Lancaster Road and Cambridge Gardens;
 - Created the Council's most popular social media pages on Facebook, Twitter and Flickr to support and promote the markets;
 - Refurbished two free public lavatories (one of which has been reopened after thirteen years); and
 - The electrification of trading pitches between Cambridge Gardens and Golborne Road, has been completed and being released to traders to use.
- 6.50** Policy CF4 seeks to ensure that street markets remain a vibrant part of the Borough's retail offer. One of the elements of the redevelopment of the Wornington Green Estate included the re-provision, and upgrading, of storage facilities for stallholders of Golborne Road market.

Conclusion

- 6.51 The Council is working with stakeholders to take a proactive approach to support the licensed markets and pitches. Our approach has recently been publicised as an excellent approach by the Space Makers Agency, a social enterprise receiving kudos for market-based regeneration schemes developed for Camden, Lambeth and Brixton.

Location of Business Uses

Context

- 6.52 The Core Strategy sets out a forecast demand for office space in the Borough of 60,000 sq m in a 20 year period from 2008 to 2028. On the supply side, outstanding permissions (as of March 2008) provided a net addition of 37,000 sq m. The Core Strategy, adopted in December 2010 therefore recognises that a further 23,000 sq m of office floorspace needs to be provided for the predicted need to be met.
- 6.53 20,000 sq m of employment floorspace has been allocated in the Earl's Court and the Kensal areas. This leaves the need to provide a further 3000 sq m elsewhere. This figure assumes the loss of B1 uses ceases – a principal aim of the Core Strategy.
- 6.54 The Core Strategy classifies business developments by size – very small (less than 100 sq m) small (100 sq m - 300 sq m), medium (300 sq m – 1000 sq m) and large (more than 1000 sq m). All areas above are gross external areas.
- 6.55 The purpose of Policy CF5: Location of Business Uses is to ensure that there is a range of business premises in the Borough to allow businesses to grow and thrive. It promotes the consolidation of large and medium offices within town centres. It supports businesses being located in areas with high transport accessibility. It protects and promotes employment zones for a range of small and medium business activities which directly support the function and character of the zone.
- 6.56 As such offices with a floor area of 300 sq m or more (medium or large offices) will not generally be protected when located outside higher order town centres or areas which are not well served by public transport. Similarly offices can be lost within a town centre when being replaced by retail floorspace, a social and community use, or which allows the expansion of an adjoining town centre use.
- 6.57 There are only a few pockets of light industrial uses (Class B1(c)) remaining within the Borough. Changes of use within the B1 class are generally permitted by the General (Permitted Development) Order and recent Kensington and Chelsea Commercial property research suggests that most of the remaining industrial uses are actually occupied by office uses.

Progress

6.58 Table 6.8 sets out the net change of B class floorspace over the study period.

Table 6.8: B1 and B2 development in the Borough

	Completions		Under Construction	Permissions	
	Oct 2010 to Sep 2011	Oct 2011 to Sep 2012	Oct 2011 to Sep 2012	Oct 2010 to Sep 2011	Oct 2011 to Sep 2012
Offices (B1a)	-7,449	-4,642	-46,873	-7,217	-5,819
R&D (B1b)	285	-806	-200	0	0
Light Industrial (B1c)	284	-319	-1,063	-3,013	2,900
B1 Total	-6,880	-5,767	-48,136	-10,230	-2,919

Table 6.9: Planning Permissions 1 October 2011 – 30 September 2012

Use Class	Proposed	Existing	Net
Offices (B1a)	16,852	22,671	-5,819
R & D (B1b)	0	0	0
Light Industrial (B1c)	5,117	2,217	2,900
B1 Total	21,969	24,888	-2,919

- 6.59 The data on business floorspace shows that a large amount of office floorspace (48,136 sq m) has been lost in schemes under construction between 1 October 2011 and 30 September 2012. This loss is attributed to the redevelopment of Charles House which was granted permission before the adoption of the Core Strategy. This development comprises a net loss of 49,190 sq m of business floorspace.
- 6.60 The permissions granted in the monitoring period have allowed the loss of 5,819 sq m of B1a office space but resulted in a gain of 2,900 sq m of light industrial B1 (c) use. In total planning permissions will result in a loss of 2,919 sq m of B1 use, of these 1,393 sq m is already under construction.
- 6.61 The losses can be attributed mainly to two applications. The first of these is 536, King's Road which resulted in a loss of 3,660 sq m to a residential scheme. In this instance the site is not located in a higher order town centre and has low public transport accessibility with a PTAL of 3. Therefore the permission was granted in accordance with Policy CF5.
- 6.62 The second application relates to 205, Holland Park Avenue which re-provides 'affordable' business space but results in a net loss of 3,036 sq m of office space. The site is not within a Higher Order Town Centre but has good public transport accessibility. In granting the planning permission the proposal was considered in detail against the requirements of Policy CF5. However, an independent report submitted with the planning application 'Strategic Review of Office Use' shows that the existing building requires significant investment and due to the level of cost that would be incurred to make this a viable office space, redevelopment or refurbishment of the building are not viable options.
- 6.63 The location of the building was also a material consideration in accepting the loss of office use. It was considered that *"it is an isolated building in terms of its land use as it does not form part of an office cluster, and does not benefit from the range of immediate local facilities that support an office cluster.... The lack of supporting facilities and other offices around 205 Holland Park Avenue is a material consideration"*. Therefore the loss of office use was allowed. However, the re-provided space of 790 sq m net affordable internal office space is to be let by the developer to the Council at a peppercorn rate to

manage and sub-let. The space will first be offered to artists and then to charities or start-up organisations for no more than 50% of the market rent.

- 6.64 The gain in the light industrial floorspace relates to Site B at 321-337 Kensal Road as part of a major mixed used development. Table 6.2 shows completions and permissions spatially.
- 6.65 Table 2 of the Appendix presents detail of individual planning permission related to B Class uses.
- 6.66 It should be mentioned that the Earl's Court planning application was granted permission by the Council in November 2012. Whilst the permission was granted outside of the monitoring period the permission is reported here due to its significant contribution to office floorspace in the Borough. The permission will result in a gain of up to 10,132 sq m of office space in the Borough.

Appeals related to Office Development

- 6.67 Two relevant applications for the loss of office use to residential use were allowed on appeal in the monitoring period. A summary of the Inspector's reasons for allowing the appeals are set out below:

188-190 Earls Court Road, London SW5 9QG

- 6.68 The appeal was allowed for a change of use from B1 office to four self-contained flats subject to conditions.
- 6.69 The Inspector concluded that there was a lack of demand for these offices based on the evidence submitted in relation to efforts to market the premises. He considered these to be 'surplus to market requirements. The appeal decision states *"I conclude that, notwithstanding the Borough-wide need for more office space, this small scale proposal would not significantly harm the supply of office space in the local area or the Borough. Although the proposal conflicts with the specific requirements of Policy CF5, it accords with London Plan policy 4.2 and does not conflict with these policies' shared aim of ensuring an adequate range and supply of office premises"*.

16 Princesdale Road, London W11 4NJ

- 6.70 The appeal was allowed for the change of use of ground and basement from office use to one family unit for the whole house subject to conditions.
- 6.71 The Inspector considered the main issues to be whether the loss of a small B1 Class office would be damaging to the stock of business premises available within the Borough.
- 6.72 The Inspector cited NPPF para 22 which states that planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. He accepted that the site is not 'allocated' but considered that the principle applies. He also quoted NPPF para 51 which adds that local authorities should normally approve applications for change to residential use from commercial buildings where there is a housing need. This should be coupled with the fact that there are not strong economic reasons why such development would be inappropriate. He gave weight to the fact that a long time had elapsed since the office use was terminated and concluded that the site had no realistic employment prospect.
- 6.73 The decision states *"I conclude that this proposal would not be damaging to the stock of business premises available within the Borough and the appeal should succeed.."*
- 6.74 These two appeal decisions indicate the weight given to the lack of demand for premises when demonstrated by marketing efforts or through the premises remaining vacant for a long period of time. They reinforce the Council's view to review the policies in the Core Strategy to bring them up to date in light of the publication of the NPPF. They also highlight the need to closely scrutinise marketing reports.

Conclusion

- 6.75 Both completions and planning permissions in the monitoring period have resulted in a loss of business space but the losses are much less than in previous years. Where business space has been lost, it has been in-line with the requirements of the Core Strategy Policy CF5. In the case of 205 Holland Park Avenue financial viability reasons and location isolated from other offices and supporting facilities were material considerations to allow the loss but the Council secured affordable business space in place.
- 6.76 Appeal decisions reinforce the need to update the policies in-line with the NPPF. The Council is reviewing its employment policies and consulted on Issues and Options for Enterprise in October/ November 2012.
- 6.77 The Council will continue to monitor business floorspace.

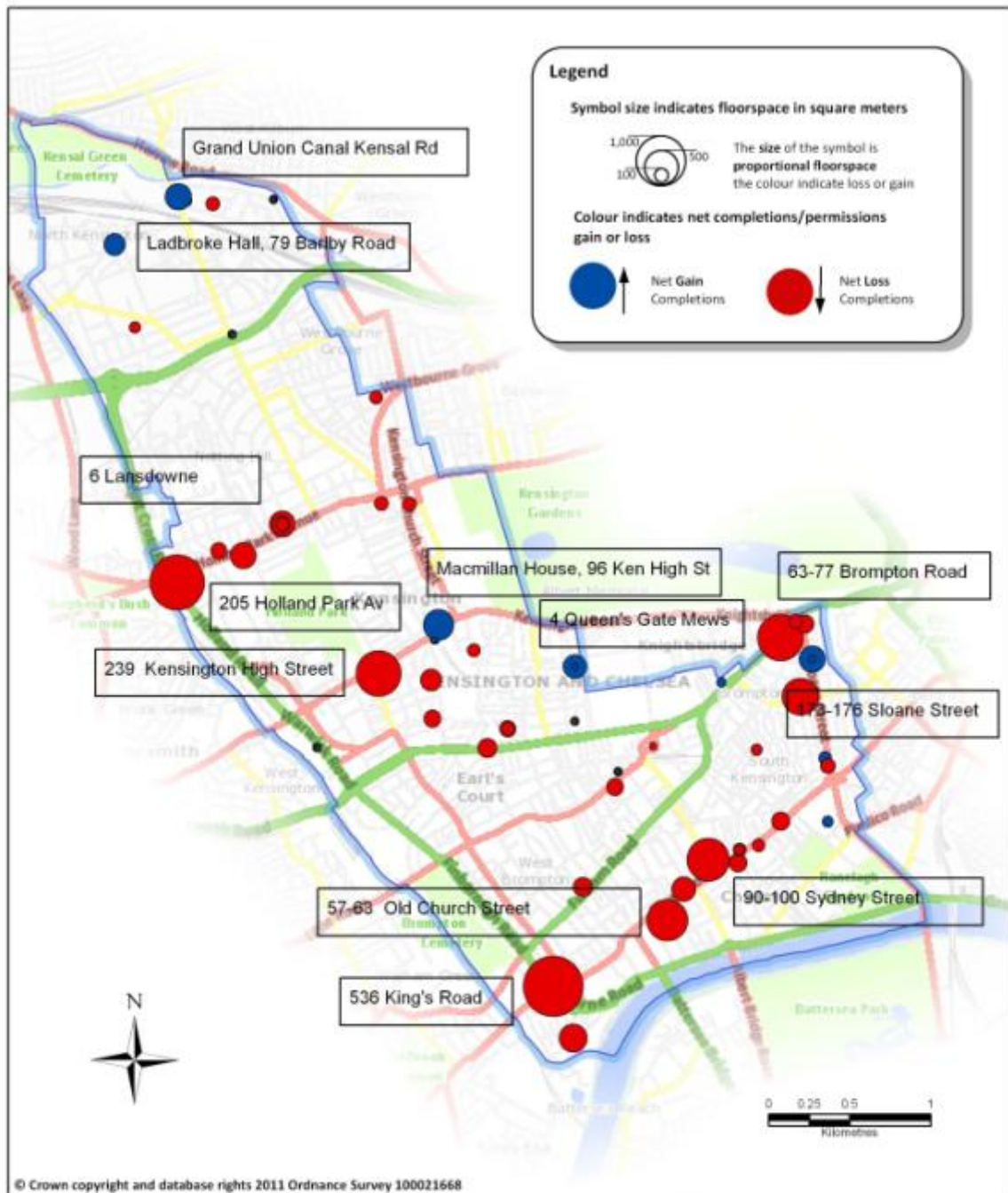
Creative and Cultural Businesses

- 6.78 There is an unusually large base of cultural and creative sectors amounting to about 30% of all business units in the Borough. These uses are well represented across the Borough, but particularly within the Employment Zones and the town centres. These industries contribute to the Borough's economy and reputation as a desirable place in which to work. In recognition of this Council's Policy CF6 promotes and protects the work spaces needed to support the creative and cultural industries across the Borough. Concentration of creative industries are specifically supported in Kensal, Earl's Court and Lots Road 'Places'. This is in recognition that creative industries thrive on linkages associated with being parts of wider 'clusters'.
- 6.79 The Council is supportive of creative and cultural businesses as demonstrated by the fact that the affordable business space the Council has secured (para 6.62 – 6.63 above) is to be offered to artists in the first instance.

Arts and Cultural Uses

- 6.80 Policy CF7: Arts and Cultural Uses supports the Borough's role in both local and world-class arts and culture. The Council protects the existing land/buildings used for arts and culture. It welcomes new cultural institutions and facilities across the Borough. In particular the Council supports proposals that will enhance the cultural draw of South Kensington, King's Road/Sloane Square, Notting Hill Gate and Portobello Road area and Kensington High Street. The Council has undertaken a range of initiatives which are outlined in section 12 'Places'. The Exhibition Road project has been particularly high profile and has won a number of awards.

Map 6.2: Net change in B1 Office Use Class (completions 1 October 2011 – 30 September 2012)



**Net Change of Class B1 (Business) floorspace 2012
(Completions/Permissions)**



Hotels

- 6.81 Tourism is one of the Borough's key economic drivers. In 2008 it was estimated that some £3.1 billion was spent by tourists in the Borough. Some £750 million of this is related to stays in hotels. The Core Strategy Policy CF8 seeks to build on this role and to protect existing hotels and hotel bed spaces within the Borough. It also supports the creation of new hotels within the town centres.

Table 6.10: Hotel Bedroom Planning Permissions and Completions (1 October 2011 – 30 September 2012)

	Proposed Hotel Bedrooms	Existing Hotel Bedrooms	Net Hotel Bedrooms
Planning Permissions	102	127	-25
Completions	192	25	167
Under Construction			

- 6.82 During the monitoring period 167 new hotel bedrooms have been completed. This is attributed to the extension and alterations of Kensington Close Hotel to create 172 additional hotel bedrooms. However, there is a loss of 25 hotel bedrooms as a result of planning decisions in the same period. This loss is mainly attributed to the planning permission for loss of a 79 bedroom hotel at 6-12 Cranley Gardens, Courtfield to 12 residential units. The loss was contrary to Policy CF8 of the Core Strategy but on balance the benefits were considered to outweigh the harm caused by the loss in this instance. The development would allow significant benefits for the Grade II listed buildings which had sustained a number unfortunate alterations as part of the lateral conversion to a hotel. Other benefits were to the Borough's housing stock and in particular the provision of five affordable units. Policy CF8 has been effective in preventing the loss of hotels and a net gain in hotel bedrooms. Details of planning permissions related to hotels are presented in Table 3 of the Appendix.

7. Better Travel Choices

Improving alternatives to car use

Context

- 7.1 The Council's strategic objective is to promote more sustainable means of transport as real alternatives to car use. To achieve this through planning, development must be appropriately located and must include from day one all the facilities needed to encourage walking, cycling and public transport use, whilst not encouraging the use of private cars.
- 7.2 The Borough has one of the lowest rates of car ownership in the country, but many of the streets are still dominated by parking and traffic. By making it easier to live without a car, the Borough can meet its vision of improving resident's quality of life, improving the local built environment and taking action on environmental challenges.
- 7.3 Policy CT2: Improving Alternatives to Car Use states "The Council will ensure that there are better alternatives to car use by making it easier and more attractive to walk, cycle and use public transport and by managing traffic congestion and the supply of car parking". The policy sets out a number of measures to deliver this.
- 7.4 For uses such as offices or social and community uses it is relatively straightforward to examine the change in floorspace, and from this establish whether a policy has been effective. Such a simple measurement of success is not possible for parking and traffic issues, as these are both considerations which may be difficult to measure, and often rely on longer term incremental changes to have a positive effect.
- 7.5 The monitoring report therefore takes two complementary approaches. It considers the indicators available which measure congestion/ types of travel, but the emphasis is on measures that have been taken to start to address the Council's desires to reduce congestion and reduce reliance on the private car.

Progress

Traffic Levels

- 7.6 Since the removal of the western extension of the Congestion Charging Zone at the end of 2010 there has been an 8% increase in traffic entering the former zone. There has also been an increase of 6% of traffic within the former zone. Average traffic speeds within the area are 3% slower.
- 7.7 The westward extension zone largely, although not entirely, equated to the area of the Royal Borough. Increases in traffic due to the abolition of congestion charging appear to have outweighed any reduction in traffic which occurred due to the measures taken by the Council to reduce reliance on the private car.
- 7.8 Furthermore, it is likely that the 'negative impact' on traffic levels caused by the abolition of the western extension to the congestion charging zone will be greater than any positive impact associated with the policies within the Core Strategy.

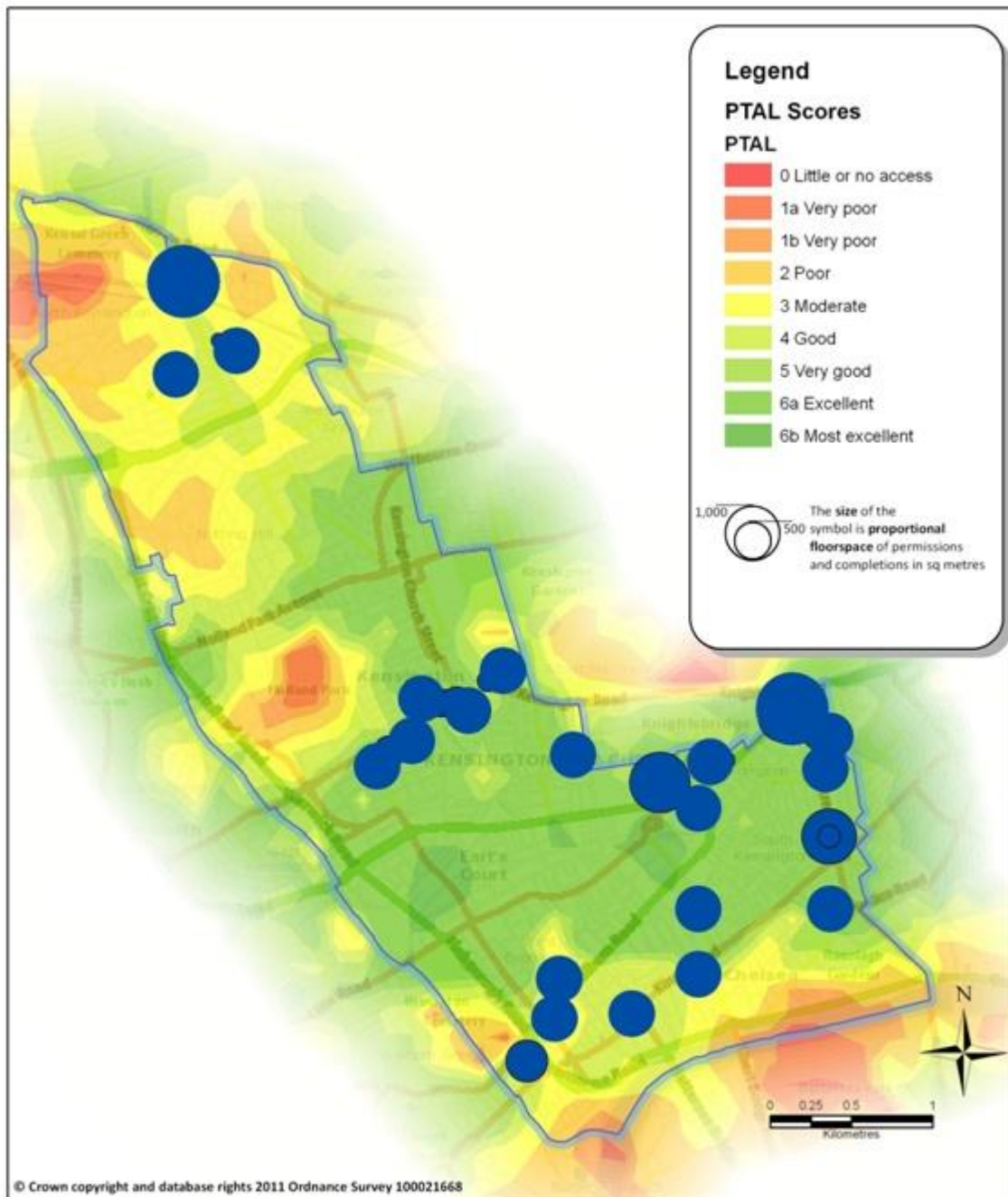
Conclusions

- 7.9 The Core Strategy supports development which reduces the reliance on the private car. However through the planning system we can only minimise the potential impact of new development on the Borough's transport networks, we cannot reduce existing levels of car use. A much bigger and direct impact on traffic level can be made through other means such as the removal of the congestion charging zone.
- 7.10 We will continue to monitor this aspect but are mindful of the limitations of the planning process on traffic levels.

Location of Development

- 7.11 A key method of reducing traffic generation, or minimising any increase, is to direct new development which may potentially generate a lot of traffic to those areas which are already well served by public transport. Put simply, if the buses and trains are good enough, those using the new use do not need to drive.
- 7.12 The Borough is fortunate to be generally very well served by public transport. Most of the borough is no more than a few minutes from a bus route, underground or overground station. However, clearly some parts of the Borough are better served by public transport than others. It is the Higher Order Town Centres, often serviced by London Underground stations, which tend to be the most accessible, with the Public Transport Accessibility Level (PTAL) dropping off rapidly to the northwest and extreme south of the Borough.
- 7.13 One of the central aims of the Core Strategy is, therefore, to direct new commercial development which may create significant levels of traffic to 'accessible' areas, or those areas with a PTAL of 4 or greater. There is just one exception to this approach, relating to large business developments within the Employment Zones. Whilst these areas are not generally well served by public transport, they are considered to be appropriate locations for small or medium sized businesses, or to larger office developments when these are made up of a number of smaller units.
- 7.14 Map 7.1 below plots new commercial development with a net increase in floor area of more than 500 sq m, that has been permitted or completed over the study period against PTAL and the location of Employment Zones. The map relates to completions in 2011/12 and planning permissions for the monitoring period between 1 October 2011 and 30 September 2012.
- 7.15 This figure does not include the creation of new Class A1 use within a town centre. Details of the consents included are included in Table 1 of the Appendix.
- 7.16 Whilst there has been a net loss of major trip generating uses to residential uses over the study period, all development which has been permitted falls into one of two categories; it either lies within an area with a PTAL of 4 or more (Good), or it lies within a designated Employment Zone.
- 7.17 This is encouraging and suggests that the policies within the Core Strategy (and the UDP before it) are effective.

Map 7.1: PTALs and Commercial Floorspace (B1 Use Class) Completions and Planning Permissions



**Potential trip generating commercial floorspace
Completions and decision analysis
October 2011 to September 2012**



Permit Free Residential Consents

- 7.18 In common with other inner London boroughs, occupancy levels of on-street car parking in the Borough is high. Therefore, the Core Strategy seeks to ensure that development does not create any new demand for on-street parking. A key tool is the management of demand by removing the right of occupiers of new residential developments to have an on-street parking permit. This is normally achieved by the signing of a s106 agreement where the owner agrees to waive their rights, and those of future occupiers, to apply for a Borough wide parking permit. This approach is explained in the Transport SPD, adopted in December 2008, and taken forward by policy within the Core Strategy.
- 7.19 In the monitoring period 58 residential proposal were granted subject to a permit free requirement. In the same period 47 legal agreements were signed making the subject properties 'permit free'. A total of 500 such consents have been issued since 2004. These have resulted in 237 permit free agreements (to 30/09/2012).

Travel Plans

- 7.20 The use of travel plans can have a significant effect on reducing the potential impact of a development on congestion and parking levels.
- 7.21 In the monitoring period the Council's Transportation team reviewed 42 voluntary school travel plans and 2 voluntary workplace travel plans (both of these exclude s106 travel plans). The transportation team reviewed four further s106 travel plans (three educational institutions and one workplace). The team implemented sustainable travel improvements at eleven different workplaces with a travel plan.

Use of public transport

- 7.22 Transport for London produce annual statistics for the modes of transport used by the Borough. This is set out in table 9.2 below. The table refers to trips per person per day.

Table 7.1: Trips per person per day

	2007/8	2008/09	2009/10	2010/11	2011/12
Public Transport	0.9	0.9	0.9	1.0	0.9
Private Transport	0.5	0.7	0.5	0.7	0.7
Walk/Cycle	1.6	1.4	1.4	0.9	1.2
All	3.0	3.0	2.8	2.6	2.8

- 7.23 The data may show the impact of first the setting up, and secondly the removal of the Western extension of the Congestion Charging zone on the use of private transport. The data should, however, be treated with caution, as it is surprising that such a noticeable dip in walking and cycling has occurred in 2010/11 which has increased back to normally expected levels in the Borough in 2011/12. Robust conclusions cannot be drawn from these incremental changes. Instead monitoring needs to examine the trend over a longer period.

S106 contributions of highways and transport issues.

- 7.24 Development, and particularly larger scale development can have an effect on the existing road network. In order to mitigate this effect the Council uses the s106 process to require financial contributions for 'highways and transport' issues. Table 7.2 sets out contributions secured for highways and transport purposes.

Table 7.2: s106 contributions for Highways and Transport 2011 to 2012

Category	2010/11	2011/12 (to date)	2012 (31 Sep 2012)
Highways and transport	£1,286,900	£50,000	£1,053,308

Conclusions

- 7.25 Given the built up nature of the Borough, relatively few applications are submitted for development of a scale that may have a significant impact on the congestion of the wider area. However, Map 7.1 shows that high trip generating uses subject of planning applications are generally directed to areas that are well served by public transport. The only exception is for permissions for large scale business development within the Employment Zones. In both of these cases, the view was taken that any impact on traffic was likely to be acceptable.
- 7.26 The Council robustly implements the ‘permit free’ policy for new residential development. Despite a difficult transitional period, there is now a recognition from the principal agents and developers that permit free development is a prerequisite for a permission.
- 7.27 These policy requirements have been supplemented by a proactive transportation team, working with local schools and, where appropriate, developers to secure travel plans to ensure that the potential impact of development is further reduced.

New and enhanced rail infrastructure (CT2)

- 7.28 The Council is continuing to work with partners in making the case for a Crossrail station in the Kensal area. The Council is satisfied that the three tests set by the Mayor of London in 2009 have been met – namely that the station will not cost the taxpayer anything; it will not degrade other railway services and it will not delay the Crossrail delivery programme. Further discussions are ongoing to ensure that the joint sponsors are satisfied. Further to this, the Council is working with the London Boroughs of Hammersmith and Fulham, Brent, Ealing as well as TFL and GLA to examine how Borough residents and businesses can benefit from the future HS2 interchange at Old Oak Common.
- 7.29 Given the strategic nature of improvements to the rail infrastructure, Policy CT2 is expected to be used for only a small number of schemes, namely proposals which have an impact on rail infrastructure. No applications of this type have been determined since its adoption and, therefore, the policy has not been used.

Conclusions

- 7.30 The Council is making steady progress on improving access to existing and the planned new infrastructure within the Borough. Much of this work is focused currently on supporting the provision of a new Crossrail station in the Kensal area, although there are also opportunities to seek improvements to the Earl’s Court and West Brompton stations.

8. An Engaging Public Realm

Street Network

Context

- 8.1 Kensington and Chelsea is distinguished by a high quality network of streets, squares and public spaces. The public realm is widely recognised and valued for providing the setting for our rich architectural heritage.
- 8.2 Establishing a new street network, based on historic street patterns, will be a key part of maintaining the success of the Borough as a whole. Policy CR2 supports drawing upon traditional qualities of streets.
- 8.3 The ambition for the 'Engaging Public Realm' is, however, more than about the form and character of new streets. It is also about taking opportunities to create 'places' out of our streets, to support outdoor life, and add to their attractiveness and vitality; to improve the appearance of our streets; and to make the most of our parks, gardens and open spaces, and where possible support the provision of new high quality outdoor spaces.

Progress

- 8.4 The following major developments include proposals to improve the existing street network as part of the overall scheme.

Wornington Green

- 8.5 Planning permission for the redevelopment of Wornington Green Estate was granted in March 2010. The comprehensive redevelopment of the estate was of a nature that was considered to meet the objectives of strategic policy.
- 8.6 Phase 1 has begun construction, and block 1 is nearing completion with the first occupants expected to move in February/March 2013. Block 2 and 3 of phase 1 will begin in 2013 following the demolition of some of the existing blocks, and are expected to be complete in May 2015.
- 8.7 The planning brief for the area, adopted 2009, required, "the layout of the new streets to re-integrate into the surrounding street pattern, having regard to the grain of the surrounding block structure. This will create a successful layout characterised by a framework of interconnected routes defined by streets of new homes, open spaces and other uses."
- 8.8 The proposal includes the provision of a new internal road network based on a traditional internal street pattern, access and junctions and associated road including the reconnection of the junction with the external road network at Ladbroke Grove and Portobello Road and Wornington Road at Barlby Road.
- 8.9 The new streets proposed are considered to increase both the legibility and permeability of the area and reflect the surrounding built form. More information on Wornington Green is presented in section 12 'Places' of this report.

Kensington Academy and Leisure Centre

- 8.10 As mentioned in para 5.10 the relevant planning committee resolved to grant planning permission in September 2012 subject to a revision of conditions and a section 106 agreement for a new Academy of 12,749 sq m (use class D1) with associated facilities and a new Leisure Centre of 9,570 sq m (use class D2). Permission was issued in November 2012.
- 8.11 The proposals also include a re-configured, more useable and high quality public realm. The stated objectives for the site in the SPD include, "to connect the area better through a

new high quality north/south route. This will re-establish the historic street grain and provide access to the main entrances for the school and new leisure centre. Significant improvements will also be made by enhancing the quality of the pedestrian route under Grenfell Walk, to make it a more pleasant route to take.”

Conclusions

- 8.12 The Wornington Green redevelopment was granted permission having regard to the high standards of urban design required by the Wornington Green SPD.
- 8.13 The Kensington Academy and Leisure Centre SPD has also shaped the nature of the ultimate redevelopment of this site, ensuring that the Council’s ambition for an engaging public realm is delivered.
- 8.14 Policy CR1 has been effective in delivering an improved street network through relevant major schemes. The Council will continue to apply the policy to improve the street network in the Borough.

Street and Outdoor Life

Context

- 8.15 A careful balance is required to support the street environment. For example allowing new tables and chairs for alfresco dining and animating streets, but at the same time protecting residential amenity and free movement along the pavement.
- 8.16 Policy CR3 requires opportunities to be taken within the street environment to create places that support outdoor life, inclusive to all, adding to their attractiveness and vitality.

Progress

- 8.17 To further this aim 174 tables and chairs licences have been granted by the Council between 1 October 2011 and 30 September 2012. These span across the Borough.
- 8.18 The southern part of the Exhibition Road project offers particular opportunities, and the ‘Exhibition Road Tables and Chairs Management Agreement’ has been drawn up. This will allow a comprehensive approach to be taken to manage chairs and tables in the new space created in Exhibition Road. The necessary Key Decision, for tables and chairs on Exhibition Road went to Policy Board in April 2012.
- 8.19 Street markets play a vital role in adding to the vitality of our town centres and to support outdoor life. Markets have been considered earlier in the report (para 6.46 – 6.51).

Conclusions

- 8.20 The Council is taking a proactive approach in supporting a full use of our streets, by markets, by new tables and chairs or by special events and will continue to monitor these.

Streetscape

Context

- 8.21 Policy CR4 requires improvements to the visual, functional and inclusive quality of our streets, ensuring they are designed and maintained to a very high standard.

Progress

Public Art Panel

- 8.22 A Public Art Panel has been operating for many years to consider how the s106 money can be spent. The panel identifies suitable sites for public art throughout the Royal Borough and considers public art proposals when they are put forward. The panel will engage with artists, residents and developers to ensure that artworks are of the highest quality.

- 8.23 The terms of reference of the public art panel are as follows:
- To comment on proposals for works of art on private or public land;
 - To advise the relevant Cabinet Member on seeking voluntary contributions from developers and other potential benefactors;
 - To advise the relevant Cabinet Member on sites for public art and on commissioning public art for appropriate sites; and to promote and publicise public art in the Royal Borough
- 8.24 The Public Art Panel has discussed and agreed in principle to provide contributions to the following major projects from the public art s106 budget:
- Kensington Academy and Leisure Centre – The Council’s retained public art advisor has begun discussions with the project team to develop a process for commissioning public art for the site.
 - Holland Park School – The panel supports the release of funds in the region of £50,000 to facilitate installation of the Antony Gormley sculpture.
 - Wornington Green - The Council's retained public art advisor has agreed to engage in discussions with the project team to develop a process for commissioning public art for the site.
- 8.25 The panel has also supported the release of funds to support smaller projects including £1,500 per annum to the Royal British Society of Sculpture to continue temporary sculptures in Napoleon Gardens (Holland Park), and £7,000 to facilitate the Rink Stack / Skylon project on the Marsh and Parsons building in Notting Hill Gate to supplement the fund raising by Notting Hill Gate Improvement Group.
- 8.26 Responsibility for management of the public art budget has recently been transferred to Culture Service.
- 8.27 The levels of contributions negotiated through s106 agreements for public art and contained within signed agreements are set out in Table 8.1 below.

Table 8.1: S106 Public Art contributions

Date	Contribution
2009/10	£100,000
2010/11	£400,000
2011/12	£125,500
2012 (to date)	£206,200

Exhibition Road project

- 8.28 The new transformed Exhibition Road was officially opened in February 2012. The Council has replaced a street filled with clutter and vehicular traffic with a granite paved single surface across the length and width of the road. Pedestrians have more space and vehicle speeds are limited to 20mph. Sculptural street lighting masts complement the grand buildings of Exhibition Road, and the striking granite ‘single surface’ creates an elegant, memorable new public space for London.
- 8.29 The scheme has won several awards as follows - the Royal Institute of British Architects (RIBA) award, London Transport Walking and the Public realm Award, European prize for urban public space and the Institute of Chartered Engineers Community Award. In addition it is currently a regional finalist for a Civic Trust Award.

Graffiti

- 8.30 Graffiti removal is undertaken by a contractor on behalf of the Council. It is carried out on both a reactive and a proactive manner, with the contractors regularly visiting graffiti hotspots to remove the graffiti as soon as it is created. Between 1 October 2011 and 30 September 2012 1,649 graffiti incidents were removed, the average time taken between an incident being reported and final removal being between two and a half and three days.

Planning Enforcement

- 8.31 Some enforcement cases such as those associated with unauthorised advertising, tables and chairs, shop fronts and estate agents board negatively impact on public realm. Effective enforcement helps in removing such unauthorised developments.
- 8.32 In the monitoring period there were 79 cases related to advertising and 46 related to estate agents boards. These were a small proportion of the total number of enforcement cases received by the Council but have a direct and significant impact on the streetscape.

Table 8.2: Enforcement Cases

Type of case	No. Received
Plant and Equipment	21
Breach of condition	62
Demolition	13
Estate agents boards	46
Non compliance with approved drawings	68
Satellite dish	38
Untidy Land and Buildings	14
Adverts	79
Unauthorised building works	275
Unauthorised change of use	62
Unauthorised work to a listed building	99
Other unspecified	275
Total	1052

- 8.33 The Council resolved 1010 cases of the 1022 received in the monitoring period. In some enforcement cases no breach occurred resulting in no action taken by the Council. However the high proportion of cases resolved indicates that effective enforcement action is being taken by the Council to maintain its built environment including protecting public realm from unauthorised development
- 8.34 The success of enforcement is more than a simple numbers game. Effective enforcement can make tangible improvements to the appearance of buildings and to the public realm.

Conclusions

- 8.35 The Council greatly values the Borough's public realm, the network of streets, squares and public spaces as shown by the range of initiatives/projects undertaken in the monitoring period.

8.36 The policies in the Core Strategy have been effective in contributing to meeting the strategic objective for an 'engaging public realm'.

8.37 The Council will continue to monitor public realm improvements in the Borough.

Parks, Gardens, Open Spaces and Waterways

Context

8.38 Policy CR5: Parks, Gardens, Open Spaces and Waterways seeks to protect, enhance and make the most of existing parks, gardens and open spaces, and requires new high quality outdoor spaces to be provided.

8.39 Holland Park and Kensington Gardens are the main public open spaces in the Borough. The Borough is also characterised by garden squares. There are also 15 open spaces on England's Registered Parks and Gardens.

Progress

8.40 Between 1 October 2011 and 30 September 2012 the Council has made considerable capital investments to improve a number of the Borough's parks and gardens. These include:

- Avondale Park – £89,430.01 - Towards the new amenity building project.
- Holland Park - £3,456,041– Towards the new Ecology Centre Project.
- St Luke's Gardens- £76,171.10 towards the new public lavatories building.
- Emslie Horniman's Pleasance - £292,412.79 - This project is delivering a new playground and multi use games area, refurbishment of the public toilet buildings and formal gardens, and a number of other landscaping improvements.
- Holland Park - £93,829.66 - Tennis court refurbishments.
- Holland Park - £77,371.30 - Footpath improvements.

8.41 The Council therefore continues with a substantial capital program to ensure that its parks and gardens continue to thrive.

8.42 We also require developments outside a 400m radius of the closest entrance to a public open space to provide new open space. Where this is not possible we ask for a s106 contribution. This information is presented separately in section 13.

Conclusion

8.43 The Council will continue to monitor the capital investments on parks and gardens.

Trees and Landscape

Context

8.44 Trees and landscaping are considered to be an important aspect of any development as they have the potential to contribute to the Borough's high quality character. As important is the maintenance of the Borough's street trees, an essential element of the urban environment.

Progress

8.45 The Council made ten new Tree Preservation Orders (TPOs) in 2011 and have added three more so far in 2012. In addition 167 street trees were planted in the winter of 2011/12. In 2012 so far 900 tree works applications (works to trees within conservation areas and TPOs) have been determined.

- 8.46 The arboricultural team continues to provide observations to Development Management to ensure that the impact of development upon existing trees is fully taken into account. These are currently running at a rate of approximately 60 per month.
- 8.47 In addition to the development observations and tree work applications the Tree section is also responsible for the maintenance of almost 7,000 street trees throughout the Borough. For the ease of maintenance the Borough is divided into three geographical areas North, Central and South, with the pruning work taking place on a cyclical basis, for example all of the trees in the Northern part of the Borough would have been inspected and surveyed during the 2012/13 financial year, these trees will then be pruned from April 2013 onwards, the trees in the Southern area will be surveyed next year for their scheduled pruning in 2014/15.
- 8.48 We also prune a number of trees specifically in the North of the Borough on a bi-annual basis as part of our Risk Limitation Strategy (RLS). These streets are situated in areas where the underlying sub soils are high plasticity shrinkable clays and by pruning the trees on a more frequent basis it reduces the number and size of insurance claims against the Council where our trees are implicated in vegetation related subsidence damage to private properties.
- 8.49 On occasion trees need to be removed either due to being dead or in condition that no longer justifies their retention, unless in extreme cases the Council will seek to replant a new tree in the same location from which it was removed. This planting takes place during the winter months from November to February. New requests for additional street trees are considered and investigated during the summer months and following trial excavations to look at the suitability of the requested locations the trees are added to the scheduled replacement planting programme. The Council has planted approximately 170 trees a year for the last 7 years.

Conclusion

- 8.50 The arboricultural team will continue to work effectively to protect existing trees, maintain street trees and roll out a programme of tree planting, as and where appropriate.
- 8.51 The Council will continue to monitor Policy CR6.

s106 Public realm improvements

- 8.52 Contributions to help fund public realm improvements have also been sought as part of the s106 process for major applications. The amounts secured through s106 agreements are set out in Table 8.3 below

Table 8.3: s106 Public realm improvements

Date	Contribution
2009/10	£45,000
2010/11	£128,000
2011/12	£150,000
2012 (to date)	£120,143

- 8.53 These contributions are used to fund a range of public realm and environmental projects across the borough. In some cases there will be clauses in the s106 agreement which specified how the money will be spent.

9. Renewing the Legacy

- 9.1 The Borough has inherited a remarkable historic townscape and a large number of historic buildings. The exceptional quality of the built environment underpins the Borough's success as a highly desirable place in which to live, work and invest.
- 9.2 Renewing the legacy contains the policies considered necessary to ensure that the built environment is both protected and enhanced. It is these policies which are the 'bread and butter' of the majority of the development management process. What is being proposed? Does it respect the existing context, character and appearance of the building and of the surrounding area?
- 9.3 The chapter is unusual in that it is supplemented by a number of saved policies within the UDP. These set out the Council's detailed approach to extensions to existing buildings. As part of its partial Review of the Core Strategy the remaining UDP policies are being 'rolled forward' into the Core Strategy. The proposed draft policies were issued for public consultation at the end of 2012. They will be confirmed and submitted for inspection during 2013.
- 9.4 It is difficult to quantify the success that the Council has had in ensuring that development that has occurred in the Borough over the study period has 'renewed the legacy'. There are no easy 'ready made' 'quality of design' indicators closely applicable in the Borough. The design assessment considers policy usage, or new designations as a proxy for high quality design, but these have to be supplemented by a range of qualitative assessments.

The Architectural Appraisal Panel (AAP)

- 9.5 The Council has pioneered the use of the Architectural Appraisal Panel (AAP) to assist us in protecting the architectural heritage of the Royal Borough and to raise the bar in achieving quality contemporary architecture.
- 9.6 The AAP is made up of distinguished and experienced architectural professionals with a wealth of knowledge about the area. It meets monthly to consider and advise upon major development proposals in the area. Over the study period a total of 21 design appraisals have been carried out by the panel.

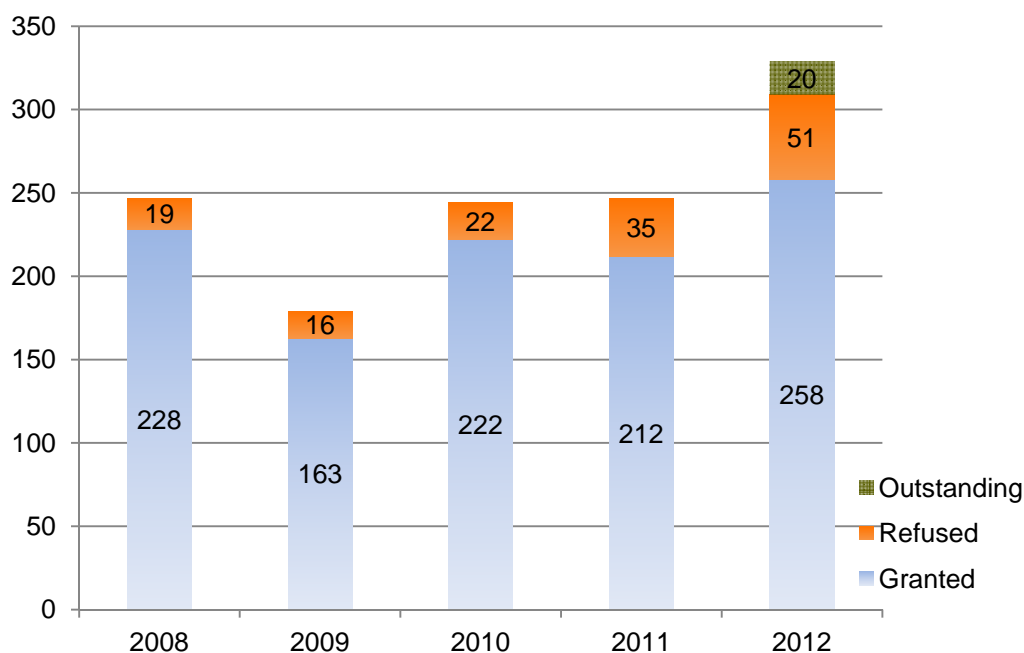
Architectural and design awards

- 9.7 High quality design is dependent on the everyday work of the development management and design teams. Whilst design awards are subjective, there are useful as they do show case good design within the Borough.
- 9.8 The Exhibition Road Project mentioned earlier (para 8.28-8.29) won the Royal Institute of British Architects (RIBA) London award for 2012 amongst a number of other awards.
- 9.9 It is a prerequisite for approval that new development must respect the existing context, character and appearance of the area. Whilst a central tenet of the Core Strategy, the need to respect character is reiterated in all site specific SPD/ Site briefs that have been prepared and adopted by the Council.

Basement Development

- 9.10 The Royal Borough of Kensington and Chelsea continues to experience a large number of planning applications which include an element of basement development. There is no evidence of this development declining despite the current economic down turn, with between 1st October 2011 and 30th September 2012 a total of 329 'subterranean cases' being registered. This compares to 247 for 2011 and 244 for 2010.
- 9.11 The breakdown of these applications is set out in Figure 9.1 below.

Figure 9.1: Applications including an element of basement development



9.12 These figures do not include those proposals which are of a scale and type that are considered to be permitted development (in terms of the Town and Country Planning (General Permitted Development) Order 2008). However, use of the Council's building control records, and in particular the requirement that applicants notify the Council's Building Control team of their intention to start a building project, would indicate that such smaller scale proposals are also rising.

Table 9.1: No. of proposals subject to commencement of work notification

Year	"commencement of work" notifications
2008	34
2009	30
2010	28
2011	60
First six months of 2012	47

9.13 The implementation of a basement development does not in its self harm the Council's ambitions as articulated within 'Reviewing the Legacy' chapter of the Core Strategy. Where sensitively designed, and properly managed, the building of a basement can create much needed living space without harming the character of the property, its garden or of the wider area. However, when poorly managed such development can create real problems to the quality of life of those living in the area. This is particularly the case during the 'construction phase' of the proposal, where the extent of noise, vibration, dust and of the construction traffic can be tantamount to a 'bad neighbour' use.

9.14 The Council has attempted to quantify this impact. In September 2012 it sent out questionnaires to those who live close to properties which have benefitted from a permission for a basement extension in the last three years. These questionnaires sought information on the impact (both that of the completed development and that of the building phase) that the implementation of these permissions had upon their neighbours.

9.15 1,354 responses were received. The principal findings included:

- About a quarter of respondents held the view that the basement had a negative impact on the property or its garden

- About half noticed an impact upon their property
- Between 50-60% felt that the impacts of noise, traffic, dust and vibration had not been kept within reasonable limits.
- Around 10-15% experienced a worsening in drainage, flooding, damp or vermin either during or after construction.
- About a third of respondents had party wall agreements, with one in 5 reporting that the agreement had not been adhered to.

9.16 The full responses are available on the Council's website.

9.17 A similar exercise was carried out with the Borough's Residents' Association. These findings broadly corroborated those received from the neighbours. They demonstrate that it is possible for basements to be constructed without causing distress to neighbours, but that at present this is not the experience of most respondents.

9.18 As such the results of the surveys highlight the importance of ensuring that the Council is robust in ensuring that construction impact is properly addressed. This approach is currently feeding into the Council's review of the policies within the Core Strategy and of the associated procedures. The Draft policy was issued for public consultation at the end of 2012, and it is expected the examination in public will be held in the autumn of 2013.

Conservation and Design Policy Review

9.19 With conservation areas covering more than 70% of the Borough it is essential that every effort is made to ensure that new development respects the character and appearance of its surroundings. Therefore Policy CL3 is one of the most used policies within the Core Strategy.

9.20 As part of the Core Strategy review, the Council is consolidating its policies on conservation and design that remain in the UDP with those of the Core Strategy,. This is also in response to the NPPF, which emphasises the need for 'up to date' policies.. The main issue is to ensure the policies that remain from the Unitary Development Plan (UDP) are 'rolled forward' into the Core Strategy along with any strategic conservation guidance found in our Conservation Area Proposals Statements. These relate to 'Renewing the Legacy' and 'An Engaging Public Realm' chapters. The draft policies were issued for public consultation at the end of 2012 and will be submitted for examination during 2013.

Renewal of Conservation Area Proposal Statements

9.21 The Council has prepared Conservation Area Proposal Statements (CAPS) for most of the Borough's conservation areas. These plan for the area, setting out why the area is protected and what is special about it. The majority of the 29 CAPS were produced some time ago and are in need of some updating. None were updated in the study period.

9.22 In November 2011 the reorganisation of the planning department saw the setting up of a Neighbourhoods team, a central role of which is to undertake a systematic review of the CAPS. However, the need to respond to the government's publication of the NPPF in March 2012 required the focus to be on the development plan policies during 2012, rather than on the individual CAPs. A proposal setting out how this work will be taken forward will be made in 2013. Central to this proposal will be how the Council will tap into the wealth of knowledge within the community as part of this review. For example the Council is working with the Norland Society who are progressing a review of the Norland CAPS, which is to be taken forward as a neighbourhood plan. Further details of the Norland Neighbourhood Plan are set out in section 14.

New conservation areas/ extensions

- 9.23 Whilst designation of an area as a conservation area does offer a further level of protection it should only be undertaken where fully justified and in consultation with local stakeholders. Inappropriate designation will only devalue the status of such areas.
- 9.24 Several residents, Councillors and the Kensington Society, have requested that parts of Avondale be designated a conservation area. Residents produced a summary of the history of the area, which is adjacent to the Avondale Park Gardens Conservation Area. As the proposed designation of the surrounding area relates to development of a different architectural period and character than the existing conservation area, a new conservation area is proposed, to be called Avondale Conservation Area.
- 9.25 The Council consulted on the proposed designation of the conservation area for six weeks, from 11 September 2012 to the 24 October 2012. The comments are being considered and a recommendation will be made to the Cabinet Member for Planning in the new year.

Conclusion

- 9.26 The impact of proposals on the character and appearance of a conservation area is one of the key considerations in the determination of planning applications, with Policy CL3 being one of the most used policies in development management. The Council is currently proposing changes to Policy CL3 to include resisting the change of use of any buildings that contribute to the character of the surrounding area and its sense of place. This will expand the remit of the policy to consider use of buildings as part of the character and sense of place.
- 9.27 It is more difficult to assess whether all opportunities have been taken to enhance the character of the Borough's conservation areas. Whilst enhancement works have been written into existing SPD and site briefs, anecdotal evidence suggests that much of the development management process is more effective at preventing harm than securing enhancements.

Listed buildings, scheduled ancient monuments and archaeology

Buildings at risk register

- 9.28 Working with Local Authorities, English Heritage publish an annual 'Building's at Risk Register', which highlights those listed buildings, monuments or registered parks and gardens which are considered to be, as the title suggest, at risk from development, neglect or decay.
- 9.29 Eleven properties/sites within the Royal Borough were on the 2012 register. These included a number of private houses, boundary walls, and monuments within the Kensal Green Cemetery. Three additional properties were added to the register in 2011; part of the boundary wall to Kensal Cemetery, 37 Kensington Square and 25-26 Pembridge Square. One additional building was added in 2012 to include Church of St. Augustine, Queen's Gate, Kensington.
- 9.30 The Council has limited powers to ensure the protection of these buildings or structures, but will continue to work with the relevant land owners to ensure that their upkeep is such that they can be removed from the register.

New listings

- 9.31 There have been five new listings so far in 2012. There are also 20 new monuments that have been added to the list in Kensal Green Cemetery, Harrow Road. The following buildings were listed:

- Empire House (1-7) Thurloe Road including 220-224 (even) Brompton Road and 1 and 2 North Terrace, SW7 – Grade II
- 18 Stafford Terrace, 2-16 (even) and 20-28 (even) Stafford Terrace:
 - No. 18 listed as Grade II* and,
 - the rest were listed Grade II.
- Cheltenham Estate Nos. 1-13, 2-14, 81-86, 87-99, 88-100 and attached garden walls, Nos. 15-50, 51-80 and attached garden walls, Edenham Way – Grade II
- 29 and a half, 28 and a half, Lansdowne Crescent – Grade II.

Conclusion

- 9.32 The Council has robust policies concerned with the preservation of the special architectural or historic interest of the Borough's listed buildings.
- 9.33 The generally good condition of listed buildings is illustrated by the low number of properties within the Borough on English Heritage's Building's at Risk register.

Environmental Health

- 9.34 The Planning Department works closely with Environmental Health to ensure that the best specialist advice is available when assessing the impact of potentially 'noisy' development. The planning department referred 848 planning applications to Environmental Health department in the monitoring period. This covered noise and contaminated land.
- 9.35 There is an overlap between the 'amenity' issues considered within the planning system and those controlled by environmental legislation. Environmental Health records indicate that 108 Noise Abatement Notices (under section 80 of the Environmental Protection Act 1990) were served in the monitoring period.



Image 7: The Listed Kensal Green Cemetery, Anglican Chapel

10. Diversity of Housing

Housing Targets

Context

- 10.1 Kensington and Chelsea's popularity as a very desirable place to live is reflected in its property prices which have continued to rise through the recession. The house prices have increased by 50% since 2009. There is an insatiable demand for all types of housing in the Borough. We do recognise that however many houses are built we cannot begin to meet the high demand either for private sale or for 'affordable' homes in the Borough. The focus of the Core Strategy therefore is to achieve a diversity of housing in mixed communities across the Borough.
- 10.2 The Borough's housing targets are set out in Core Strategy Policy CH1. The Council is subject to housing targets imposed by the Mayor for London, within the former London Plan. This required that the Borough should provide a minimum of 3,500 homes between 2007/8 and 2017, which equates to 350 units per year. The London Plan was amended and adopted in July 2011 and this target has since increased to 600 units per annum based on a ten year housing target of 6,000 net additional homes. Core Strategy Policy CH1: Housing Targets states that the "*Council is planning to make provision for a minimum of 600 net additional dwellings a year, until 2027/28*". Early Minor Alterations are proposed to the London Plan but these do not affect the housing targets.
- 10.3 Similarly the Borough's affordable housing targets have increased from 90 units per annum between 2008 and 2011 to 200 units per annum between 2011 and 2021 or 2000 units in the ten year period. This target is from all sources.
- 10.4 Policy CH1 requires affordable housing tenures to be provided with a mix of 85% social rented and 15% intermediate homes.

Progress

- 10.5 Figure 10.1 sets out the net change of housing both permitted and completed from 2006/07 to 2011/12. The housing figures in past years have been reported for financial year i.e. between 1 April and 31 March each year. Therefore this report also presents housing data between 1 April 2011 to 31 March 2012. Such an approach ensures consistency and allows comparisons to be made with past years.
- 10.6 The completion figures represent those developments granted in previous years that were completed in that year. For example in 2011/12 permissions accounted for a net gain of 860 new residential units. Nearly 100 units were completed. These units were those granted in previous years.
- 10.7 These figures indicate that over the entire study period the net gains permitted have increased year on year and exceeded the target set in the London Plan of 350 units for 2009/10 and the higher target of 600 units since August 2011. The net gains for approvals in the Borough were 783 for 2010/11 and 860 for 2011/12 till the end of March which is a very healthy supply when considered against the target.
- 10.8 However, there is some concern that these permissions do not appear to have been translated into completions, with just 175 completions in 2010/11 and 102 in 2011/12. It should also be pointed out that whilst the Core Strategy can influence the number of properties permitted it has little influence on the number of units that are actually built. While completions are making slow progress it is likely that the rate of completions will increase in coming years and catch up with the rate of planning permissions. This is indicated by the schemes that are under construction. There were 1,756 net residential units which are at various stages of implementation at the end of March 2012.

Figure 10.1: Residential Approvals and Completions 2006-2012

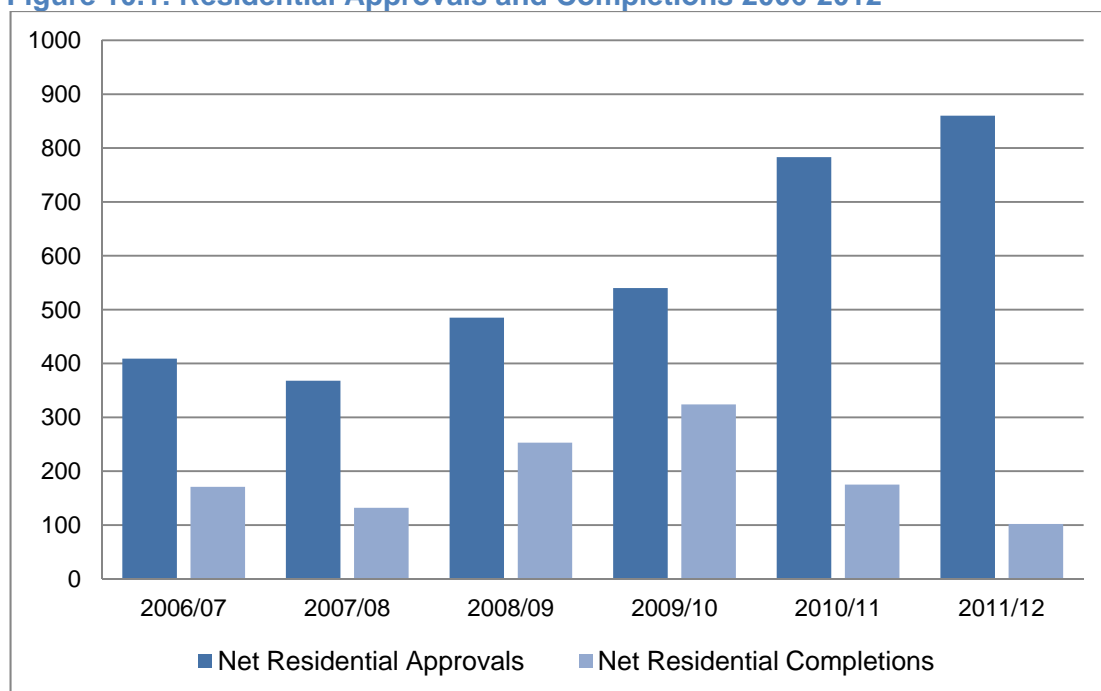


Table 10.1: Residential Approvals and Completions 2006-2012 (1 April – 31 March)

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Net Residential Approvals	409	368	485	540	783	860
Net Residential Completions	171	132	253	324	175	102

10.9

The lack of on site building is not just limited to Kensington and Chelsea but seems to be wider phenomenon. A recent report by E C Harris titled ‘The London Prime Residential development Pipeline: A Continued Magnet for Global Investment’ outlines the London prime residential development pipeline. Many of the schemes are in the Royal Borough. The report states (page 3) “the number of unit completions achieved during 2011/12 has been far below the pace of delivery that would be required to deliver the pipeline indicated for future years. It outlines two main reasons for this under-delivery as follows:

(1) Lack of finance being available – The report states “the ability to fund the pipeline certainly from traditional sources needs to be questioned when one assesses the total amount of UK wide development finance that was made available in the last 12 months to be in the order of £1.5 billion - £2 billion. The pipeline alone could potentially constitute a circa £25-£30 billion land acquisition and construction finance requirement over the next 10 years, effectively absorbing all of this total historic rate of lending before accounting for all other development funding in the UK”.

(2) “The Capacity of London development and supply chain to physically deliver this quantum of development - The appropriate developers and contractors capable of delivering many of the projects in the pipeline, particularly at the higher end of the value spectrum, has limited resource which cannot just be supplemented by new market entrants that need to learn new skills and expertise and this represents another real constraint to delivery”.

10.10 While all the residential units would not fall into the 'prime' market category outlined in the E C Harris report, due to the very high prices in the Borough it is likely that the reasons outlined above are affecting housing completions in the Borough.

10.11 It is also likely that given the uncertain economic climate some landowners bank the land for investment purposes which again results in sites not being developed.

Housing trajectory

10.12 The Core Strategy identifies sufficient housing capacity to achieve the housing objectives, in accordance with the London Plan housing targets, for a 15 year period. The NPPF states that local planning authorities should *"identify and update annually a supply of specific deliverable sites, sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"* (para 47). It further states that local planning authorities should *"identify a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15"*.

10.13 The NPPF states that *"sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plan."* This is particularly relevant in considering the planning pipeline which is made up of viable sites with planning permission.

10.14 The housing trajectory is included as Figure 10.2.

Figure 10.2: Housing Trajectory to 2024/25

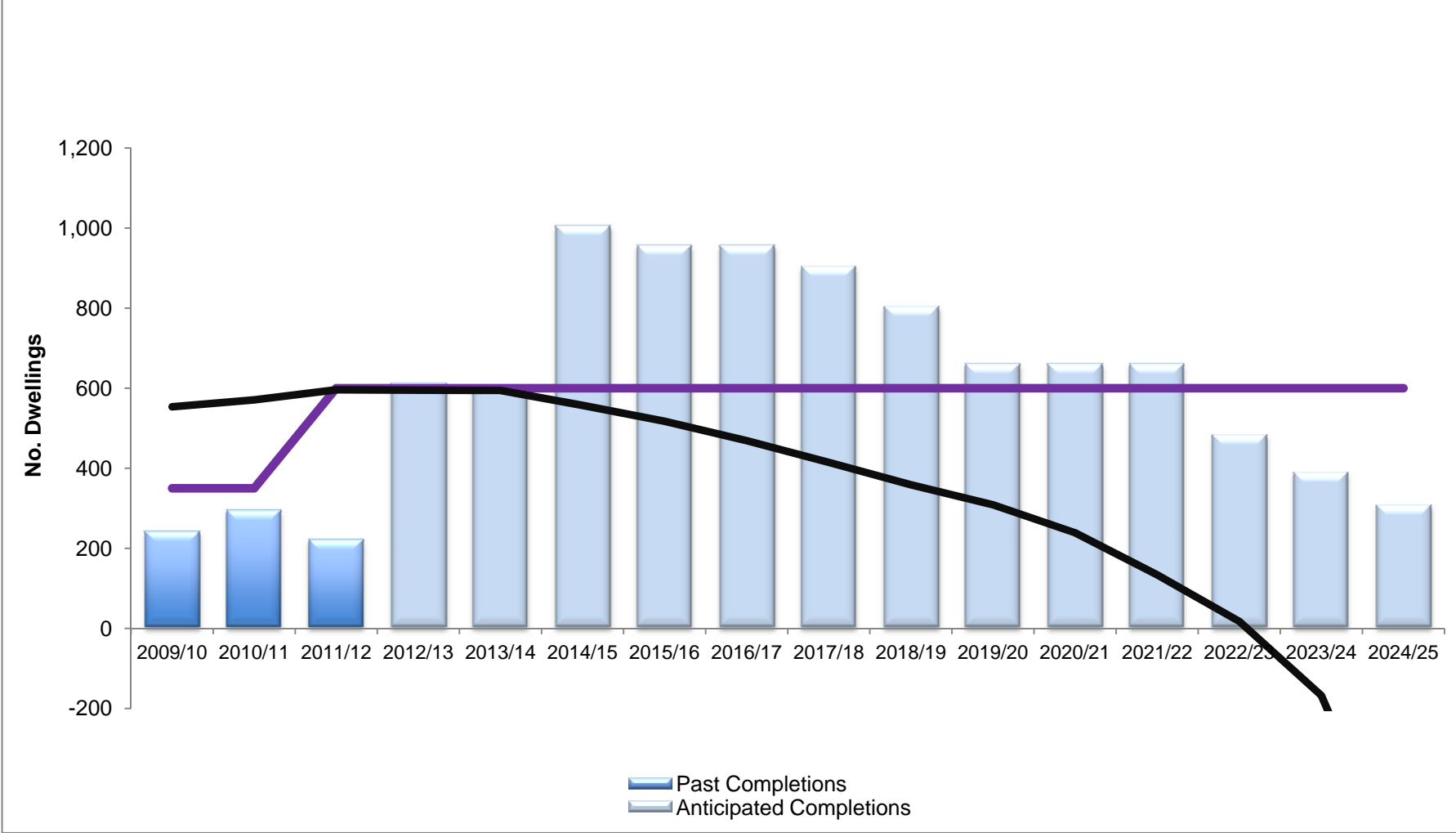
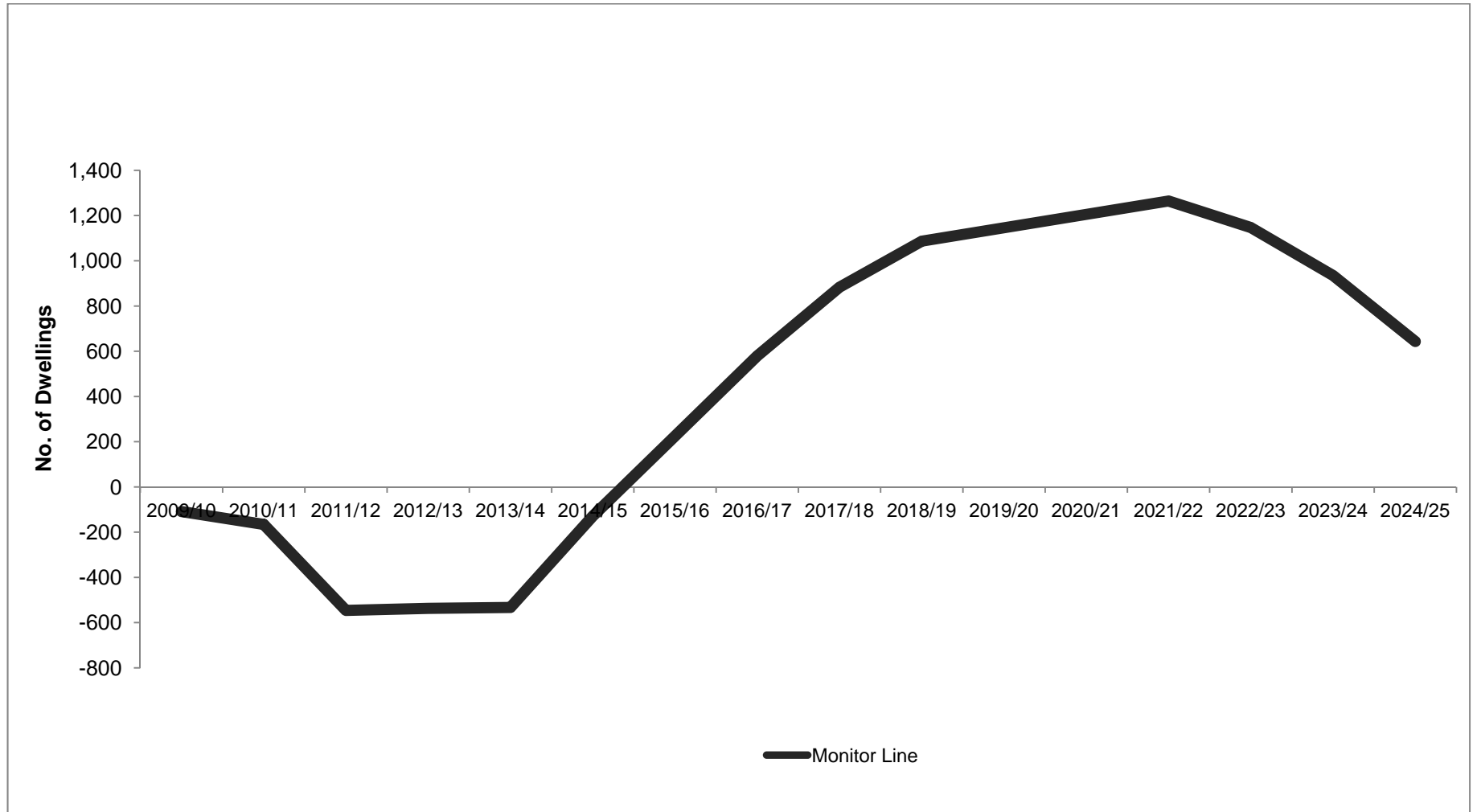


Table 10.2: Housing Trajectory Data

Completions	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Past vacancies returning to use	118	118	118	0												
Projected vacancies returning to use	0	0	0	118	118	118	118	118	118	118	118	118	118	118	118	118
Vacancies returned to use	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118
Past Minor Windfall Dwellings	0	0	0													
Projected Minor Windfall dwellings	0	0	0	130	130	130	130	130	130	130	65	65	65	65	65	65
Minor Windfall Dwellings	0	0	0	130	130	130	130	130	130	130	65	65	65	65	65	65
Past completions - non-selfcontained																
Projections - non-selfcontained	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-selfcontained dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Past completions - conventional dwellings	123	175	102													
Projections - conventional dwellings	0	0	0	361	356	756	706	706	656	556	476	476	476	300	205	125
Conventional dwellings	123	175	102	361	356	756	706	706	656	556	476	476	476	300	205	125
All past completions	241	293	220													
All projections	0	0	0	609	604	1,004	954	954	904	804	659	659	659	483	388	308
Total Completions	241	293	220	609	604	1,004	954	954	904	804	659	659	659	483	388	308
Cumulative Completions	241	534	754	1,363	1,967	2,971	3,925	4,879	5,783	6,587	7,246	7,905	8,564	9,047	9,435	9,743
Annual Target	350	350	600	600	600	600	600	600	600	600	600	600	600	600	600	600
Dwellings above/below cumulative allocation	-109	-166	-546	-537	-533	-129	225	579	883	1,087	1,146	1,205	1,264	1,147	935	643
Annual Requirement	554	571	596	595	594	557	518	469	415	359	309	239	134	18	-168	-643
Years left to run	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

**Figure 10.3: Housing Trajectory Monitor to 2027/28
(Dwellings above/below cumulative allocation)**



- 10.15 The trajectory allows an assessment of performance; the intersection of the annual requirement line on the graph with the horizontal axis (during 2022/23) and demonstrates that the overall housing target should be met within the life time of the Core Strategy. At the average annual target of 600 units per annum, the Borough's five year target is 3,000 units. The housing trajectory shows projections of about 4,000 units in the five year period of 2012/13 to 2016/17. Therefore it demonstrates the Council's ability to meet both a five-year housing land supply and an additional buffer of more than 20%. This meets and exceeds the requirements of the NPPF (see para 10.12). It should also be mentioned that while planning permissions and projections are indicating a healthy supply, completions are not happening at the same pace (see para 10.8). On-site construction work suggests that this situation should improve in the next few years. This will continue to be kept under review, with the trajectory updated annually.
- 10.16 The Council has demonstrated the deliverability of the housing capacity, incorporating the Strategic Housing Land Availability Assessment (SHLAA) findings and using local evidence, as illustrated in the Housing Trajectory. The Housing Trajectory projections are based on the following known sites and assumptions summarised in Table 10.3 Further details are also set out in Tables 9, 10 and 11 in the Appendix. It should be noted that the assumptions were also used in the housing trajectory for the examination of the Core Strategy.
- **Projected vacancies returning to use:** It assumes that about 118 vacant units per annum would return to use. This is based on historic data.
 - **Projected Windfall dwellings:** It assumes about 130 windfall dwellings per annum reducing in later years.
 - **Past completions non-conventional dwellings:** These are based on actual completions each financial year.
 - **Projected completions non-conventional dwellings:** These reflect the planning pipeline which includes actual net permissions, sites under construction and unimplemented planning permissions from past years which have not expired. These also include site allocations in the Core Strategy that have not yet come forward. A table showing the breakdown of the planning pipeline including outstanding allocations is included in Table 10 of the Appendix and summarised In Table 10.3. The rate of implementation of strategic sites is based upon the details set out in the Core Strategy.
 - **Past completions conventional dwellings:** These are based on actual completions each financial year.
 - **Projected completions conventional dwellings:** These reflect the planning pipeline which includes actual net permissions, sites under construction and unimplemented planning permissions from past years which have not expired.

Table 10.3: Projected Completions Conventional Dwellings

Outstanding Allocations	No. of Units
Kensal Gasworks (site north and south of the railway)	2500
Land adjacent to Trellick Tower	60
Earl's Court Exhibition Centre	930
Total Projections from Outstanding Allocations	3,490
Planning Pipeline	
Net Permissions (deducting de-conversion losses)	800
Net units Under Construction	1,756
Unimplemented	105
Total Projections from Planning Pipeline	2,661
Total Projections: Outstanding Allocations and Planning Pipeline	6,151

10.17 The housing trajectory is informed by the Royal Borough's part of the London Strategic Housing Land Availability Assessment 2009 (SHLAA). The study was directed and overseen by the GLA on behalf of all the London boroughs. It is supplemented with local monitoring data from various sources.

10.18 Figures in the SHLAA are not necessarily the same as those within the Site Allocations. The SHLAA adopts a standard methodology, applicable to all London Boroughs. It identifies sites, constraints, risk and probability of development, and derives a capacity based on these factors, and others such as PTAL rating. Through this process, the SHLAA can be considered a 'conservative' estimate of likely capacity. The strategic site allocations, in many cases, exceed those capacity estimates in the SHLAA, in order to aim for higher rate of delivery, on sites which the Royal Borough expects to be key to delivering the vision for the Borough.

Non Conventional Housing Supply

10.19 The London Plan target includes conventional and non-conventional housing supply. Non-conventional housing involves homes that were previously vacant being brought back into use and non-self contained accommodation. Non-self contained accommodation in the Borough continues to account for a small supply of the overall number of units. In 2011/12 an application (11/02879) was approved for additional student accommodation at Princess Beatrice House, Finborough Road.

10.20 A new, purpose built, student hall of residences close to the Imperial College campus at Princes Gardens (within Westminster City Council) has provided an additional 358 student bedrooms. This means that the former student accommodation at 12-30 Evelyn Gardens was no longer needed. An application was permitted in 2011/12 (10/01950) to convert the existing buildings to 28 extra care housing units for older people. The supply of other non-self contained accommodation (mainly Houses of Multiple occupation) has remained stable. A number of applications were granted permission for reconfiguration of HMO units, or for re-provision elsewhere, meaning there was no net loss of the stock during the monitoring period, which is a requirement of policy CH2.

Housing Diversity

De-conversions

Context

- 10.21 Planning permission is not required for amalgamation or de-conversion resulting in a net loss of up to four residential units. Policy CH2 (f) resists the net loss of five or more residential units. Therefore schemes that result in a net loss of four or fewer residential units are not picked up during the course of regular monitoring of planning permissions in the Borough. Those that result in a net loss of five or more units requiring planning permission are accounted for.

Progress

- 10.22 Anecdotal evidence suggests de-conversions which are permitted development are resulting in loss of housing stock in the Borough. We have researched 'Certificate of Lawful Use' applications to establish the scale of the loss. This has indicated that 214 residential units have been lost in the five year period from 2008 to 2012 (end of September) to de-conversions. This information is presented in Table 10.4.

Table 10.4: Certificate of Lawful Use applications indicating loss of residential units as a result of de-conversions

	2008	2009	2010	2011	2012*	Total
Net residential losses	-38	-14	-47	-58	-57	-214

*Data for 2012 is from 1 January 2012 to 30 September 2012 while for the other years it is from 1 January to 31 December.

- 10.23 It should be noted that not all de-conversion schemes would apply for a certificate for lawful use and therefore in reality the total losses are likely to be higher. Further work may be undertaken on this aspect if it is considered necessary.

Second Homes

- 10.24 The popularity of Kensington and Chelsea as a desirable place to live has resulted in a high demand for 'super-prime' properties in the Borough catering to international investors. This plays a role in the image of London as a world city. However anecdotal evidence suggests that many of these large properties tend to remain vacant for most part of the year as they are used as a second home, regarded as an investment or are one of many properties in an international portfolio.
- 10.25 The Council does not have in-house data to establish the scale of the issue. However Census information released in September 2012 gives an indication of second home ownership in and out of the Borough. The data is presented in full in Table 12 of the Appendix. This shows that there are about 9,300 people with a second address in Kensington and Chelsea who are usually resident outside of Kensington and Chelsea. The data also shows that there are about 11,300 people who are usual residents of Kensington and Chelsea who have a second address outside of Kensington and Chelsea.
- 10.26 It is not possible to restrict home ownership through planning powers but this information is a clearly an issue to be taken into account when considering other aspects of housing policy.

Affordable Housing

Context

- 10.27 There was a presumption within the former UDP that developments that triggered the need for affordable housing would see the provision of affordable units, and that these units would be provided on site. However, many of the sites in the Borough are small, and thus the proportion of affordable housing on each site can often not equate to a 'whole house'. The Core Strategy therefore took a different approach. On small sites with a floor area of between 800 sq m and 1,200 sq m, where the proportion of floorspace would not equate to a 'whole house' a financial contribution was sought instead. It also allows the first 800 sq m to be discounted from the calculations for affordable housing requirements/ contributions, in an attempt to avoid the 'cliff edge' effect that a scheme of less than 10 houses (less than 800 sq m) would not provide any affordable housing, but a scheme of just more than 10 houses (more than 800sq m) would be expected to provide 50% of floorspace, providing an incentive for developers to provide smaller developments to avoid the contribution. Proposals with a floor area of greater than 1,200 sq m are expected to provide units on site. Where affordable units are not being provided on-site the applicant needs to demonstrate exceptional circumstances.

Progress

S 106 Contributions for affordable housing

- 10.28 The monitoring of financial contributions gained by the s106 process shows that for the current financial year £2,359,000 has been secured for affordable housing through signed s106 agreements.
- 10.29 Due to the high land and property prices in the Borough using the commuted sums to provide for new affordable housing is challenging. The NPPF para 50 (third bullet point) suggests that this money can be used for improvements to existing affordable housing or for example, in remodelling affordable housing developed in the 1970s and 1980s to bring them up to modern standards. The funding can be used to replace grant which no longer exists for such projects and help prevent the enforced sale of properties which would otherwise be unviable to renovate because of the costs versus the rental return on the refurbished properties.
- 10.30 Additionally the Council is looking more closely at its existing land and properties to seek out opportunities to develop new affordable housing units through more efficient use of the land and properties. The Council is working on a scheme to provide 3 new affordable units in the undercroft at Holmefield House, Hazelwood Crescent as part of its hidden homes programme.

Affordable Housing Delivery

- 10.31 With the adoption of the London Plan in 2011, the Council has an affordable housing target of 2000 units between 2011 and 2021 or 200 affordable units per annum. Previously this target was 90 units per annum between 2008 and 2011.
- 10.32 As with market housing, affordable housing permissions in the monitoring period are much higher than the rate of actual completions on the ground. Figure 10.4 and Table 10.6 indicate that both completions and permissions have generally been below the original annual target of 90 (until 2010/11). In the current monitoring period the planning permissions exceed the revised target of 200 units per annum but only 23 units have been completed in this period.
- 10.33 Table 10.7 shows the planning pipeline for affordable housing as well as expected affordable housing in housing allocations that have not been delivered yet. This shows that there are 583 units with planning permission at various stages of delivery. In addition about 1,300 units may come forward when Kensal Gasworks and Earl's Court strategic

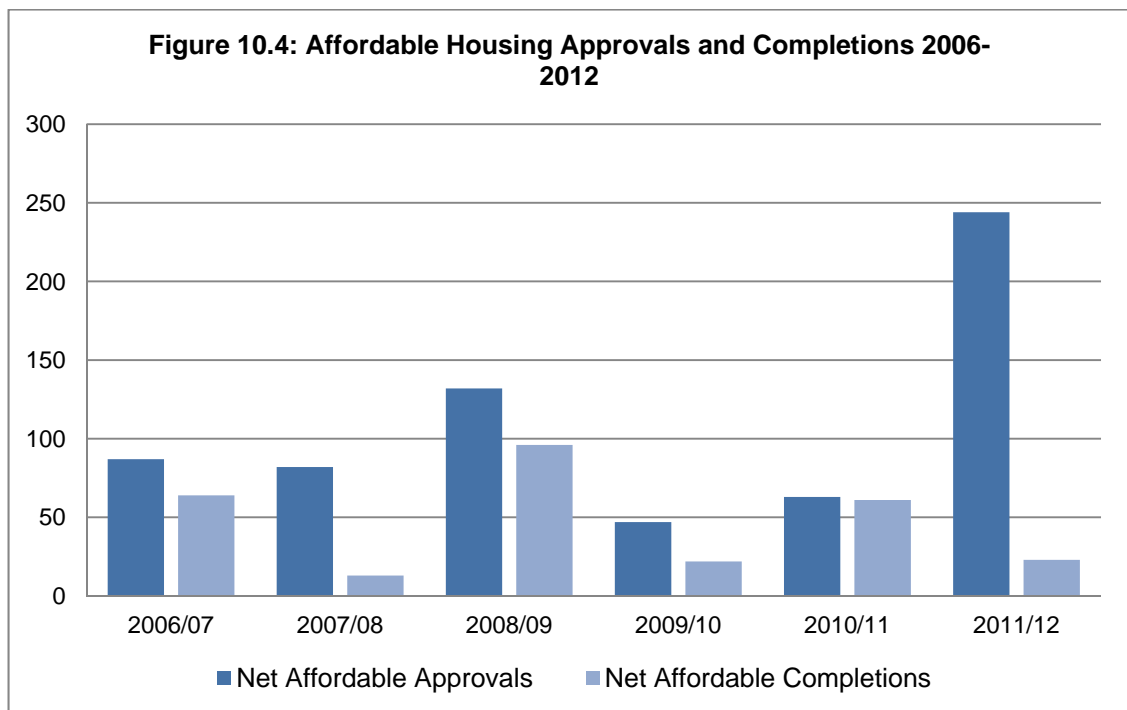
sites are delivered. It should be noted that the 62 units as part of the Earl's Court redevelopment were granted planning permission in November 2012 which is outside of the monitoring period for the purposes of this report. The projected units for Kensal Gasworks are an estimate based on 50% affordable housing requirement. However, the 50% target has historically been hard to achieve in this Borough as it is subject to financial viability and the actual units may be less than what has been projected. In total Table 10.7 indicates about 1,900 affordable homes to be delivered from known sites.

10.34

The overall target for the Borough is 2000 units between 2011 and 2021 and the projections in Table 10.7 are just below this target. However, the table does not make an allowance for windfall sites or seeks to project a figure based on s 106 monies secured for affordable housing through other schemes which are below the 1,200 sq m threshold for on-site delivery of affordable housing.

Table 10.6: Affordable Housing Approvals and Completions 2006-2012 (1 April – 31 March)

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Net Affordable Approvals	87	82	132	47	63	244
Net Affordable Completions	64	13	96	22	61	23



Affordable Housing Projections

Table 10.7: Affordable Housing Projections

Affordable Housing Planning Pipeline	No. of Units	Comments
Net Permissions (1 April 2011 - 31 March 2012)	244	-
Starts	318	-
Unimplemented	21	-
Total Pipeline	583	-
Outstanding Allocations (from CS Chapter 40, 40.2.4)	No. of Units	Comments
Kensal Gasworks (site north and south of the railway)	1250	(Estimated Maximum)
Land adjacent to Trellick Tower	NA	Uncertain due to relationship to Trellick Tower
Earl's Court Exhibition Centre	64	This was granted planning permission in November 2012
Total Allocation Projections	1314	-
Total Projections	1,897	-

Conclusions

- 10.35 It seems likely that the Borough may be able to meet its affordable housing targets. However, as data from previous years has reported under delivery the Council is in the process of reviewing its affordable housing policies. A consultation on Issues and Options on various strands of the affordable housing policy along with other wider market housing policies was undertaken in October-November 2012 as part of the review of Core Strategy Housing policies. The Issues and Options consultation included options to deliver affordable housing off-site and out of the Borough as a way of increasing the supply of affordable homes. The next stage will be Draft Housing Policies which are likely to be published for consultation in February 2013.
- 10.36 We will continue to monitor the delivery of affordable units closely and are looking at policy revisions to strengthen current policy to increase the supply of affordable homes.

11. Respecting Environmental Limits

Climate Change

Context

- 11.1 Respecting Environmental Limits is a chapter which contains a number of disparate themes; including climate change, air quality flooding, waste, and biodiversity. These themes are linked by the central recognition that it is important that we all play our part to reduce the impact of human activity on the global and the local environment.
- 11.2 Clearly the need to reduce carbon dioxide emissions, a key greenhouse gas, must be tackled on the national and global scale. The United Kingdom has signed up to challenging targets, with the Climate Change Act (2008) requiring a reduction of CO₂ emissions of at least 26% by 2020 and 60% by 2050. (Both figures are taken from a 1990 baseline).

Progress

- 11.3 Policy CE1 requires a number of measures to be incorporated into developments and included as part of planning applications. These include the requirements for residential developments of 800 sq m or more to progress from Code for Sustainable Homes Level 4 in 2012 to Level 6 by 2016. Non-residential developments of 1,000 sq m or more should progress from BREEAM relevant assessment currently to 'Outstanding' from 2016 onwards. There are additional requirements for development above these thresholds to achieve certain relevant BREEAM standards. Other measures include energy efficient building design, including the use of passive design, natural heating and natural ventilation.
- 11.4 The Council also requires the provision of a Combined Cooling and Heating Power (CCHP) plant in significant developments such as the bigger strategic site allocations and other significant redevelopment and regeneration proposals.
- 11.5 Table 11.1 sets out the most recent estimates for CO₂ emissions for the Royal Borough. These have been produced by the Department of Energy and Climate Change, and distinguish between the domestic, commercial and transport sectors. The latest figures were produced in 2010.

Table 11.1: CO₂ emissions the Borough

Year	Domestic (tonnes)	Industrial and commercial (tonnes)	Transport (tonnes)	Total (tonnes)
2005	418,500	782,200	180,900	1,381,600
2008	415,100	796,800	170,100	1,382,000
2010	407,900	841,000	167,700	1,417,000

- 11.6 Although these figures should be treated with caution they do suggest that CO₂ emissions for Domestic usage and for Transport in the Royal Borough are likely to drop over time. However the CO₂ emissions from Industrial and Commercial usage are going up. It is worth mentioning that with such low level of increase/decrease, the weather (in particular the cold of the winter) has a high impact on the overall emissions.
- 11.7 It is difficult to attribute the reduction of CO₂ emissions to a specific reason. The Council recognises that much will be related to changing practice, national initiatives and technology. The Council's planning process plays only a small part in setting 'greener' requirements on development.
- 11.8 Furthermore, it is also extremely difficult to establish the impact that the planning process will have upon emissions. Locating high trip generating uses in highly accessible areas

will reduce car use, with the associated benefits to emissions. However all traffic reductions cannot be attributed to the planning process.

- 11.9 The monitoring report therefore considers a number of individual planning policies aimed to reduce emissions, and consider their success.

Renewable Energy

- 11.10 The development management team confirms an increase in the number of planning applications that include some form of renewable energy as part of the proposed development.
- 11.11 It is likely that in addition to renewable energy sources proposed as part of planning applications installations such as solar panels which are permitted development are being used increasingly. In addition more effective energy conservation measures such as double glazing or house insulation would also be contributing to reducing energy requirements.

EcoHomes codes and BREEAM⁷

- 11.12 Although a higher proportion of the Borough's emissions arise from industrial and commercial uses, DEFRA's predictions show that a significant proportion of CO₂ savings can be made within the domestic sector
- 11.13 The Council uses planning conditions to ensure that necessary standards are met (Table 11.2). The Council requires new development to meet relevant EcoHomes standard in basement development which was also recorded in last year's monitoring report. The table demonstrates that where the proposal includes basement/subterranean development, the Council has a more rigorous approach in requiring new development to meet the relevant EcoHomes standard.

Table 11.2: Policy use, Respecting Environmental Limits

Condition	
The subterranean development hereby approved shall not be used or occupied until the entire dwelling has achieved an EcoHomes rating of Very Good(C110)	141
The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. (C111)	3
The non-residential floorspace hereby approved shall achieve a BREEAM rating of Excellent. (C112)	3
The non-residential floorspace hereby approved shall achieve a BREEAM rating of Very Good (C113)	0

Combined Cooling, Heat and Power Plant (CCHP)

- 11.14 In March 2010, planning permission was granted for the regeneration of the Wornington Green Estate. One of the conditions attached to the application referred to the provision of CCHP and the communal network. The condition was partially discharged in April 2011, as the level of detail submitted by the applicant regarding the communal energy network, (including the energy centre for Phase 1 and future) was considered sufficient.
- 11.15 The planning application for Kensington Academy and Leisure Centre considered the use of a CHP on a site-wide basis as well as on individual sites. It was found that because of the mix of uses it was impractical and financially unviable to use a CHP in this instance. However, there are several measures incorporated within the proposed development to

⁷ **Building Research Establishment's Environmental Assessment Methodology (BREEAM)** is the methodology for measuring the environmental performance of nearly every land use, including schools, healthcare or bespoke uses. BREEAM for new residential development (in the form of EcoHomes) has been replaced by the Code for Sustainable Homes. However, EcoHomes are still used for works to existing residential buildings, as BREEAM for refurbishment is currently being developed.

make the scheme more energy efficient. These include having a good building fabric and paying attention to the appropriate amount of solar gain through the right form and orientation of buildings. Natural ventilation is used in the Academy and Residential block while heat recovering mechanical ventilation is used in the leisure centre where rooms have tighter environmental requirements.

11.16 All three buildings in the development are expected to achieve the CO₂ emissions in-line with Policy CE1.

11.17 Renewable sources to be used in the proposed development are airsource heat pumps and photo voltaic cells. Air source heat pumps were not considered suitable for the residential development due to lack of suitable mounting location.

Conclusion

11.18 The CO₂ levels in the Borough have reduced, however planning policy would have only had a small role to play in this reduction. The Council will carry on working towards requiring development to meet higher levels of Code for Sustainable Homes and BREEAM standards. The Council officers will continue to liaise with applicants to encourage passive design as a means of making buildings more energy efficient.

Flooding Context

11.19 Both the Royal Borough and the neighbouring borough of Hammersmith & Fulham have experienced flooding incidents over the last 20 years. The principal reason for the flooding is the inability of the Counters Creek, the Victorian sewer system to cope with the amount of surface and foul water entering the system during significant rainfall events.

11.20 However, there are other causes that can lead to an increase in flooding:

- an increase in population with more development can lead to an increase in foul water discharged
- an increase of impermeable surfaces as a result of actions such as paving gardens and building more houses and roads. As a result, rainfall does not soak away into the soil - it drains directly into an already close to capacity sewer system

11.21 As a result, the Counters Creek sewer can get overwhelmed during periods of heavy rainfall and can surcharge back into the lower parts of properties (normally basements) causing flooding with all distress and damage that is associated with it.

Progress

11.22 The Council is working in partnership with Thames Water to reduce the risk of flooding. There are several solutions to the problem which cannot be viewed in isolation, but various objectives have to be integrated to achieve a successful solution. These are as follows:

11.23 **Increase the size of the existing Counters Creek sewer:** Thames Water is researching this through the Counters Creek Sewer Alleviation Scheme. Thames Water will be submitting a bid to Ofwat (the regulator of the water companies) in order for this scheme to be delivered. There are issues with regard to the adequate capacity of the new sewer in relation to the frequency of different rainfall events, the allowance for the expansion of the population, reduction of permeable land and the impact of climate change. The case to Ofwat will be supported with information on the number of people and properties benefiting from the alleviation scheme. If the case is successful, planning applications for the works will be submitted to the Royal Borough and the borough of Hammersmith & Fulham.

11.24 **Reduce the flow of water into sewers during periods of heavy rainfall:** This can be achieved through the provision of Sustainable Urban Drainage Systems (SUDs) both in

new developments and through retrofitting that which exists. The Council is working in partnership with Thames Water on two SUDs projects:

- **SUDs in small developments:** the outcome of this project will be a tool used by developers and planning officers to ensure provision of SUDs in all development and not just in major developments. This project will be finalised in late 2012 and the Council aims to start using the tool soon after in early 2013.
- **Retrofitting SUDs in existing properties:** the Council is helping Thames Water with their pilot project to retrofit SUDs so that a cost-effective and sensitive approach can be developed.

- 11.25 **Mitigating against the increase in impermeable land:** The mitigation of the impact of small developments is crucial to reducing the flooding risk in the borough as they are responsible for the constant increase in impermeable surfaces. The Council has specific policies to stop paving front gardens where planning control exists. It is important to note that the planning system cannot control the paving of back gardens as this is permitted development and is therefore exempt from planning control.
- 11.26 The SUDS tool mentioned above will enable the Council to fully implement this part of the policy on flooding.
- 11.27 The Council is working in partnership with other London boroughs who are higher in the Counters Creek catchment area (Brent and Camden) through the Drain London Forum. Development in these boroughs could have an impact on the amount of water in the sewer system that flows into the Royal Borough so it is important that they also embrace SUDs.
- 11.28 The Council organised a Flooding Steering Group which is formed by interested residents and stakeholders. The group has met twice since October 2011.
- 11.29 A Senior Flood and Water Management Officer has been appointed to deal with our duties as a Lead Local Flood Authority as a result of **The Flood and Water Management Act 2010** and **Flood Risk Regulations 2009**. These duties have been delegated to Planning and Borough Development so we can ensure a holistic approach in terms of flooding.
- 11.30 The Royal Borough has also been designated as a Lead Local Flood Authority (LLFA). The Council is now undertaking duties as follows:
- As a designating authority, the Council may designate features with a Flood Risk Management Role.
 - The Council will develop a co-ordinated management of flooding from surface water, ground water and ordinary watercourses.
 - The Council will deliver a series of documents which are: (1) Preliminary Flood Risk Assessment which identifies areas where flood risk is significant. The PFRA has already been submitted to the Environment Agency (EA); (2) Flood Risk/ Flood Hazard Maps, which have to be submitted to the EA by the 22nd December 2013; and (3) Flood Risk Management Plan to be prepared by December 2015 as part of the Local Flood Risk Strategy.
 - The Council will become a SUDS approving body to determine approval for drainage schemes linked to new development before construction starts.

Conclusions

- 11.31 The Council will continue taking a holistic approach to try to mitigate the effect on flooding. There is an increasing recognition that a range of measures need to be taken, some as part of the development management process, but many of a larger scale. We therefore

work in close partnership with Thames Water, neighbouring authorities and the GLA through Drain London Forum.

Thames Tunnel Project

- 11.32 Notwithstanding the Council's in principle opposition to the Thames Tunnel project, the Council is working in close partnership with Thames Water to ensure that the construction works and final permanent works will have the least possible disruption to both our residents and visitors. Regular meetings are held every two months with officers from Thames Water and Council officers from Environmental Health, Planning, and Leisure Services to discuss the progress of the proposals for both sites in the Borough which are associated with the tunnel: Cremorne Wharf and Chelsea Embankment. A dedicated webpage has been created to increase the transparency of the Council's response to the Thames Tideway Tunnel and keep interested parties informed. All the Council's responses can be downloaded from that webpage (<http://www.rbkc.gov.uk/planningandconservation/planningpolicy/thamestunnelproject.aspx>)

Conclusion

- 11.33 Council officers will continue to engage with Thames Water to ensure that the impact of the works associated with the construction of the Thames Tideway Tunnel are mitigated as far as possible.

Biodiversity

- 11.34 The biodiversity resource in the Borough is remarkably rich, with 24 Sites of Nature Conservation Importance (SNCIs) which include two open waterways (Grand Union Canal and The River Thames including Chelsea Creek) forming the Blue Ribbon Network and several linked sites forming Green Corridors.
- 11.35 Policy CE4 of the Core Strategy is designed to protect the biodiversity in, and adjacent to, the Borough's Sites of Nature Conservation Importance and require opportunities to be taken to enhance biodiversity.
- 11.36 Greenspace Information for Greater London collate London wide data on Biodiversity. Borough level statistics of biodiversity are published separately. Due to the nature of the sites not much change takes place year on year due to strong conservation policies to protect them. However the following work is on-going:
- Habitat enhancement work continues within the Parks as specified in the Local Biodiversity Action Plan, and;
 - A new screening process is now in place to ensure the need for bat surveys as part of the planning process.

Waste

- 11.37 Paragraph 5.80 of the London Plan (July 2011) allows more flexibility than previously. Instead of having to do a joint Waste Development Plan Document (DPD) with another Borough we can pool resources by the use of a joint evidence paper or a bilateral agreement. LBHF have stated in their adopted Core Strategy that the spare capacity at the Powerday Old Oak Common Waste Processing site can be used for the Borough. Whilst spare capacity has been identified within LBHF for waste processing purposes its longer term status is not guaranteed. On this basis the Council is currently exploring other possibilities. This is likely to involve examining the spare capacity to deal with the Borough's waste in other London Boroughs. The current arrangements last until 2031 and so a longer term solution is being proposed.

12. Places

- 12.1 The monitoring report provides an update on some of the key prerequisites for progress to be made for the fourteen 'Place visions' in the Core Strategy. Where a 'Place' is based upon a designated Higher Order Town Centre, the AMR includes a table setting out some key data for ground floor units, vacancy rates, proportions of multiple retailers and mix of uses. It is too early to read any significant conclusions into marginal changes in the data since the adoption of the Core Strategy in December 2010. However, it is intended that this data will provide a benchmark for future monitoring and analysis.

Kensal

- 12.2 Consultation on issues and options for the Kensal SPD took place in Autumn 2012 and work is being undertaken to produce an Opportunity Area Planning Framework for the wider Old Oak Common and Kensal Canalside area.
- 12.3 The Council is continuing to work with partners in making the case for a Crossrail station in the Kensal Area. The Council is satisfied that the three tests set by the Mayor of London in 2009 have been met – namely that the station will not cost the taxpayer, will not degrade other railway services and will not delay the Crossrail delivery programme. In March 2011 the Royal Borough's Cabinet agreed to underwrite the cost of providing a station and the developers have agreed, in principle, to these costs being recovered through s106/ CIL. Further evidence has been commissioned to demonstrate the economic and regeneration case for the proposed station and the case for a station at Kensal has been used as a case study for the Community Budgets pilot. This case study has been used to draw the benefits of a station at Kensal to the attention of central Government, particularly the Department for Transport, HM Treasury and the Department for Communities and Local Government. .
- 12.4 An SPD and an Opportunity Area Planning Framework is being progressed. The redevelopment of the Kensal area to include a new town centre is unlikely to occur until 2018 at the earliest.

Golborne and Trellick

- 12.5 The 'loveGolborne' campaign has been initiated by the ward Councillors as part of the wider City Living Local Life initiative. This has been designed to encourage local pride and to increase local tourism by building on the Golborne brand.
- 12.6 Planning permission was granted for the redevelopment of Wornington Estate in March 2010. The comprehensive redevelopment of the estate was of a scale and nature that was considered to meet the objectives of strategic site.
- 12.7 Phase 1 has begun construction, and block 1 is nearing completion with the first occupants expected to move in February/March 2013. Half of the reprovided market trader lockups have been constructed and occupied, with the remaining under construction in first half of 2013. Block 2 and 3 of phase 1 will begin in 2013 following the demolition of some of the existing blocks, and are expected to be complete in May 2015. A review of the future phases is currently in progress to try to improve the delivery of phase 2 and beyond, with pre-application discussions with the Local Planning Authority expected early in 2013 to work on the details.
- 12.8 Feasibility studies have previously shown that development on '*land adjacent to Trellick Tower*' could achieve significant housing gains. Officers from the Housing Department have undertaken a questionnaire consultation with the residents of Trellick Tower and Edenham Way, to understand their aspirations for the area. Responses to this questionnaire helped to form a brief for architects to develop proposals for this site. In September 2012 the architectural practice Levitt Bernstein was selected to work on this project and fact finding workshops were undertaken in November and initial concepts

were presented to the public in December. A planning and design brief for the site will be prepared during 2013.

Portobello/ Notting Hill

- 12.9 The Market Streets Action Group remains active with a remit to secure the regeneration of the market streets of Portobello Road and Golborne Road through a partnership reform and new investment.
- 12.10 A number of projects have been undertaken. These include: a survey to understand visitor's expectations and experiences of Portobello Road; the electrification of the trading pitches on the Portobello Road north of the Westway; the refurbishment of the underground public lavatories in Talbot Road and Bevington Road; and improvements to the physical fabric including bridges and the area around Tavistock Square.
- 12.11 The electrification of trading pitches between Cambridge Gardens and Golborne Road, has been completed and being released to traders to use.
- 12.12 The Council has created visitor web pages www.rbkc.gov.uk/visit web pages www.rbkc.gov.uk/visit and shopping maps for the whole area that show the markets and all the shops in the main shopping areas.
- 12.13 Consultants, funded by Visit London, have produced a report suggesting how links could be forged with the V&A Museum to support the antiques trade in Portobello Road.
- 12.14 The Markets Development Officer has introduced a number of successful promotional events including showcasing seasonal fruits and vegetables, with recipes and sampling opportunities, and a fashion flash event, with models promenading in the market. In 2012 the markets participated in 'Love your Market fortnight' making stalls available to new traders for £10 per day. Both the monthly Road Food programme and twice yearly Flash Fashion events include participation by market stalls, shop-based retailers, community media outlets and other businesses in the market streets and surrounding area. The Education Department's Market Enterprise Launch Pad trained a second set of new market entrepreneurs supported, in 2012, by the Prince's Trust.

Table 12.1: Ground floor data for Portobello Road centre

Portobello	2010	2011	2012
Vacancy rate	6%	8%	9%
% of ground floor units multiples		15%	14%
Mix of ground floor uses			
A1	73%	76%	77%
A2	3%	3.5%	3%
A3	13%	12.3%	12%
A4	4%	3.2%	3%
A5	1%	1.8%	2%

Notting Hill Gate

- 12.15 The vision for Notting Hill Gate is set out in the Core Strategy (Chapter 16). The Council is starting work on a development brief for the area to ensure future development takes place in-line with the vision. The development brief will build on this vision to establish principles and guidelines for future development. Once adopted the brief will be used to assess any planning applications that come forward in the area. The Council has begun to talk to residents and key landowners to help identify issues and options for the district centre. The first in a series of public workshops took place on 6 December 2012 and further workshops will be held before March 2013. A draft document will be issued for consultation in spring/summer 2013.
- 12.16 One of the centre's two fishmongers and WH Smiths have closed but a new venture Jamie Oliver's Recipease kitchen shop and cookery school has opened.

- 12.17 The Council has created visitor web pages www.rbkc.gov.uk/visit for the whole area that show the shops in the main shopping areas.

Table 12.2: Ground floor data for Notting Hill Gate

Notting Hill Gate	2010	2011	2012
Vacancy rate	5.4%	5.7%	3.8%
% of ground floor units multiples		30%	28.6%
Mix of ground floor uses			
A1	61.2%	61.7%	55.7%
A2	13.8%	14.2%	13.8%
A3	14.2%	12.6%	12.7%
A4	3.8%	3.8%	3.4%
A5	1.5%	1.9%	1.7%

Westway

- 12.18 An SPD concerning land uses beneath the Westway is due for adoption in December 2012.

Latimer

- 12.19 Widespread estate renewal in the Latimer area is no longer planned in the near future. The economic climate does not lend itself to the large capital investment required.
- 12.20 Planning permission has been granted for the redevelopment of the Silchester Garages site. This housing led mixed use development includes provision of 315 sq m of retail floorspace. The retail floorspace is intended to work as a catalyst for the creation of a new neighbourhood centre in the area and support the existing retail floorspace in Bramley Road.
- 12.21 An SPD for the Kensington Leisure Centre Strategic Site was adopted in May 2011, and planning application for the site was approved by the Major Developments Planning Applications Committee in November 2012.

Earl's Court

- 12.22 The Earl's Court and West Kensington Opportunity Area SPD was adopted in March 2012. Outline permission has been granted in this Borough (subject to the signing of the associated s106 agreement) for the creation of some 140,000 sq m of residential floorspace, 10,000 of business floorspace, 3,500 sq m retail floorspace, 7,300 sq m of hotel floorspace and 6,000 sq m of education, community or leisure floorspace. This development will be phased over a number of years.
- 12.23 The Earl's Court development straddles the boundaries of RBKC and LBHF. It includes a significant amount of commercial and residential development with supporting town centre uses. The majority of the development will be located in the neighbouring Borough of Hammersmith and Fulham but some local retail functions and community facilities are planned to be located adjacent to Warwick Road (as outlined in para 12.22). The function of the retail floorspace will be to serve the day-to-day needs of the development and of the immediate area rather than acting as a draw for a wider area.
- 12.24 The former TA site, Empress Telephone Exchange and Homebase sites were granted planning permission in 2011. 100 West Cromwell Road was granted planning permission in 2012 respectively. Charles House site has a planning permission that is currently being implemented.

Kensington High Street

Table 12.3: Ground floor data for Kensington High Street Centre

Kensington High Street	2010	2011	2012
Vacancy rate	5.8%	5.5%	6%
% of ground floor units multiples		50%	45%
Mix of ground floor uses			
A1	71.1%	71.5%	63%
A2	6.2%	6.7%	7%
A3	13.5%	13.1%	13%
A4	2.2%	2.1%	2%
A5	1.2%	1.2%	1%

- 12.25 The Council has established the Kensington High Street Retail Forum. Bimonthly news letters are produced.
- 12.26 The Council coordinated re-introduction of Christmas lights, funded by contributions from retailers and landowners, in 2009. In 2012 Chelsfield and the Ilchester Estate, developers of the former Commonwealth Institute, contributed for the first time, and a contribution was received from Holland ward Councillors' City Living Local Life fund.
- 12.27 The Council has created visitor web pages www.rbkc.gov.uk/visit for the whole area that show the shops in the main shopping areas.
- 12.28 The last three years have seen the High Street continue to strengthen its position in the outdoor leisure, bespoke travel and young fashion sectors. In 2012 fashion retailer Monsoon closed but The Kooples and two new travel agents opened and household and gift retailer Butlers has returned.
- 12.29 In November 2011, the Council offered a £2.6 million loan to the Design Museum to assist in their occupation of the former Commonwealth Institute. The short-term loan is intended to help the Design Museum meet the terms of a legal planning obligation controlling the future development of the Commonwealth Institute site. Under the obligation, developers must demonstrate that they have at least 70 per cent of the necessary development funds in place before they can start the work.
- 12.30 The Design Museum is expected to open in the former Commonwealth Institute in 2014.

South Kensington

- 12.31 The award winning Exhibition Road project was completed in 2011 transforming the road from a conventional street to a granite paved single surface that gives greater emphasis to the needs of pedestrians. The road hosted Exhibition Road Show was the focus of the borough's eight day free festival during the 2012 Olympics. From September to November 2012 the held a major exhibition of sculpture by Tony Cragg.
- 12.32 The 'Exhibition Road Tables and Chairs Management Agreement' has been drawn up allowing a comprehensive approach to be taken to manage chairs and tables in the new space created in Exhibition Road. The necessary Key Decision, for tables and chairs on Exhibition Road went to Policy board in April 2012.
- 12.33 The Council has created visitor web pages www.rbkc.gov.uk/visit for the whole area that show the shops in the main shopping areas.
- 12.34 There is particular concern from some residents and amenity groups that the balance of A Class town centre uses is rapidly changing in this centre, with the loss of a large number of shops (Class A1) to restaurants and cafes (Class A3). There is concern that the requirements of Policy CF3 are being ignored.

- 12.35 A relevant extract from the Council's summer survey is included within the Appendix. Table 14.4 sets out the mix of uses for the summers of 2010, 2011 and 2012. This table does not indicate that there has been a rapid increase in A3, A4 or A5 uses at the expense of A1 uses.
- 12.36 This is supported by decision analysis for South Kensington. Table 13.6 sets out the total number of applications received within the designated town centre, and sets out the number of permission granted which have involved the loss of a ground floor A1 (shop unit).
- 12.37 There were just two planning applications in the monitoring period involving retail A1 use class units in South Kensington District Centre. These are –
- **23 Old Brompton Road** – located within the secondary frontage of the district centre. The application was for continued use as A3 (cafe) and to regularise this use resulting in a loss of authorised A1 use. The proposal resulted in four non-shop uses in a parade of thirteen. Nine of the thirteen shops would still be in A1 use resulting in 69% of the relevant frontage continuing to be in retail use. There are no more than three non A1 uses in a row. The proposal was in accordance with Policy CF3 of the Core Strategy.
 - **10-12 Old Brompton Road** - also within the secondary frontage. The application was for Change of use from Class A1 (retail) to mixed Class use A1/A3 (delicatessen/cafe) and associated alterations to shopfront including new disabled access ramp. It involves a small loss of 18 sq m. This application sought to regularise an unauthorised A3 (cafe) use. It was found that the proposed A1/A3 mixed use would result in a loss of some retail floorspace from the lawful A1 use. However, the addition of an A1 use to the existing unauthorised A3 use would represent an improvement. Permission was granted subject to appropriate conditions restricting covers to no more than 40.

Table 12.4: Ground floor data for South Kensington Centre

South Kensington	2010	2011	2012
Vacancy rate	2.9%	5.1%	4%
% of ground floor units multiples		29%	29%
Mix of ground floor uses			
A1	49.7%	50.3%	42%
A2	10.9%	9%	9%
A3	32.6%	30.5%	29%
A4	1.7%	2.8%	2%
A5	2.3%	2.3%	2%

Table 12.5: Uses of ground floor units within South Kensington District Centre

Use Class	2010	2011	2012	Change 2011-2012
Vacant	5	9	7	-2
A1	87	91	89	-2
A2	19	16	18	2
A3	57	54	61	7
A4	3	5	4	-1
A5	4	4	4	0

Table 12.6: Applications within South Kensington District Town Centre

	2009	2010	2011	2012
Total number of applications	47	36	44	NA
Applications granted including loss of A1 ground floor unit.	1	2	1	2

Brompton Cross

Table 12.7: Ground floor data for Brompton Cross Centre

Brompton Cross	2010	2011	2012
Vacancy rate	9.8%	10.5%	5%
% of ground floor units multiples		22%	23%
Mix of ground floor uses			
A1	65.2%	66.9%	63%
A2	7.3%	6.6%	7%
A3	14.6%	13.3%	13%
A4	3%	2.8%	2%
A5	-	-	-

- 12.38 The Council has created visitor web pages www.rbkc.gov.uk/visit and shopping maps for the whole area that show the shops in the main shopping areas.

Knightsbridge

- 12.39 The Council has created visitor web pages www.rbkc.gov.uk/visit and shopping maps for the whole area that show the shops in the main shopping areas.
- 12.40 The Council established the Knightsbridge Retail Forum in 2012,. The Forum is Chaired by the Managing Director of Harrods and meets approximately bimonthly. Newsletters are delivered in advance of each meeting.
- 12.41 In 2012 a Knightsbridge on line Facewatch group was established allowing retailers to share information, photographs and CCTV footage of offenders with the Police and other businesses in the area.

Table 12.8: Ground floor data for Knightsbridge

Knightsbridge	2010	2011	2012
Vacancy rate		2.9%	3%
% of ground floor units multiples		41%	41%
Mix of ground floor uses			
A1	72.3%	71.7%	66%
A2	8.2%	8%	8%
A3	12.5%	13.6%	13%
A4	3%	3.2%	3%
A5	-	0.6%	0.5%

King's Road/ Sloane Square

- 12.42 The Council has created visitor web pages www.rbkc.gov.uk/visit for the whole area that show the shops in the main shopping areas.
- 12.43 The Council has established the King's Road Retail Forum which is Chaired by the Managing Director of Peter Jones. Bimonthly news letters are produced.

- 12.44 The Council assisted in the setting up of the King's Road Shopwatch Radiolink, a scheme where retailers can keep in touch with each other by radio link to share information on thieves and shoplifters who are active in the area. In 2012 a Kings Road on line Facewatch group was established allowing retailers to share information, photographs and CCTV footage of offenders with the Police and other businesses in the area.
- 12.45 The Council has supported community events in the King's Road, including "operation cup of tea" and the community Christmas party on Dovehouse Green in 2011 and the Queen's Diamond Jubilee Treasure Hunt for children in 2012.

Table 12.9: Ground floor data for Kings Road

	Kings Road (East)			Kings Road (West)		
	2010	2011	2012	2010	2011	2012
Vacancy rate	1.6%	0.4%	5%	14%	8.6%	7%
% of ground floor units multiples		57%	56%		29%	28%
Mix of ground floor uses						
A1	84.9%	86.7%	82%	64.5%	67.2%	58%
A2	4.5%	4.1%	4%	4.1%	4.3%	4%
A3	5.3%	6.3%	6%	16.5%	18.1%	20%
A4	1.2%	1.1%	1%	0.8%	1.7%	1%
A5	0.8%	1.1%	1%	-	-	-

Lots Road/ Worlds End

- 12.46 The 2002 permission for the redevelopment of the power station site is currently being implemented.
- 12.47 An application to amend the Chelsea Creek permission in LBHF has been submitted, and is currently being considered by that authority.
- 12.48 A consultation on the proposal to designate of a conservation area will be held in early 2013.

13. Use of s106 Agreements

- 13.1 The Council adopted its Planning Obligations Supplementary Planning Document in August 2010. This provides a formula based approach to secure contributions from all major applications. In addition, those aspects of the SPD which can apply to smaller residential developments – namely contributions towards health and education – have been applied since July 2011 to all developments resulting in a net addition of residential units.
- 13.2 The table of monies secured (Table 13.1) are categorised by broad contribution by type, although the specific clause relating to each broad category may restrict the use to which that contribution can be put. Similarly, a contribution may straddle a category, for example, a public realm contribution may be used for improvements to the public realm in general, or for specific highways/footpath improvements. It is often therefore necessary to refer to the specific clause governing the contribution for a fuller explanation.
- 13.3 Monitoring of the receipt and spend of contributions ensures payments are received and monies spent in accordance with their requirements. Where contributions are pooled, they will be spent via the Council's spending departments or by partner organisations such as the NHS and police but will always be bound by a specific obligation where one exists. In future years, the monitoring of this expenditure will need to account for the limiting of pooled contributions in accordance with the Community Infrastructure Levy Regulations 2010.
- 13.4 The Council also publishes model clauses which will be periodically reviewed and updated in line with best practise. These form the basis for negotiations, and may be adapted where circumstances require.
- 13.5 There is a lag between contributions being secured (i.e. agreed within a S106 Agreement) and their receipt (which will normally be triggered prior to commencement of development). This is because developments will, by their nature, progress along timescales determined by the developer. The range of obligations covered within the SPD are now beginning to feature more prominently.
- 13.6 Table 13.2 sets out the amounts received within 2012. These will be from some agreements signed within the same year, but mainly from those secured and signed in previous years.

Table 13.1: Section 106 Contributions Secured – Contained within signed s106 Agreements by year.

Area of Spend	Amount (£) Secured By Fiscal Year (April-March)					
	2007/08	2008/09	2009/10	2010/11	2011/12	2012 (to date)
Affordable Housing	0	0	750,000	1,455,000	50,000	£2,359,000
Air Quality	0	0	450	3,600	2,000	£8,710
Community Facilities	0	0	0	542,638	50,660	£316,097
Education	0	642,518	157,916	6,074,314	1,502,210	£1,376,723
Employment & Regeneration/ Economic Development	99,000	60,000	100,000	475,000	94,000	£437,667
Health Care	0	13,338	175,000	139,600	800	£324,888
Highways & Transport	95,000	1,065,364	194,780	1,286,900	50,000	£1,053,308
Libraries	0	0	0	23,000	0	£76,059
Play & Open Space	50,000	100,000	0	85,000	1,050	£95,230
Public Art	300,000	500,000	100,000	400,000	125,500	£206,200
Public Realm/ Environmental Improvements	35,500	35,000	45,000	128,000	150,000	£120,143
Sport & Leisure Facilities						£252,749
Total	579,500	2,416,220	1,523,146	10,613,052	1,876,220	£6,626,777

Table 13.2: Total Amount of S106 Contributions Received in 2012

Total Received in Year	2012
Affordable Housing	£865,645.26
Air Quality	£9,748.77
Community Facilities	£8,061.76
Economic Development	£275,675.47
Education - School Places	£1,869,364.35
Health Facilities	£44,290.59
Highways and Transport	£109,604.86
Library Facilities	£25,844.59
Open Spaces and Parks	£157,002.90
Public Art	£100,000.00
Public Realm & Env Improvements	£115,844.34
Sport & Leisure Facilities	£41,897.71
Total	£3,622,980.61

Review of Child Yield from new Developments

- 13.7 During the monitoring year the impact of cross boundary developments and joint borough working identified differing approaches to child yield between adjoining tri-boroughs of LB Hammersmith & Fulham, RB Kensington & Chelsea and City of Westminster. The differing yields are set out in Table 13.3 below.

Table 13.3: Child Yield in Westminster City Council, LBHF and RBKC

	Number of units	Private/Market				Affordable/Social rented			
		1 bed	2 bed	3 bed	4 bed	1 bed	2 bed	3 bed	4 bed
WCC	Primary	0.01	0.1	0.36	0.84	0	0.5	1	1.5
	Secondary	0	0.01	0.06	0.14	0	0.3	0.6	0.9
H&F	Primary & secondary	0.01	0.11	0.42	0.98	0.07	0.4	1.85	1.9
K&C	Aged 0-16	0.01	0.03	0.2	0.31	0.09	0.9	1.8	3

- 13.8 The result of the lower child yield within the Borough is of concern as it could lead to an underestimate of children in new developments. Therefore the impact of developments may not be fully mitigated. In future years, 2011 census data will be used to generate a tri-borough child yield. However, these data will not be available until 2013. In the interim, it is proposed to update the Borough's Child Yield to reflect the best available data. These are sourced from (i) 2001 census data, and (ii) the GLA 2005 DMAG Briefing "Child Yield".
- 13.9 Until the 2011 census data is analysed across the three boroughs, and a revised child yield is developed, it is therefore proposed to adjust the Borough's Child Yield to that shown in Table 13.4. This will bring the Royal Borough's Child Yield in-line with LBHF, and will be the subject of a Council Key Decision in due course.

Table 13.4: Proposed revised Child Yield for RBKC

		Private/Market				Affordable/Social rented			
	Number of units	1 bed	2 bed	3 bed	4 bed	1 bed	2 bed	3 bed	4 bed
K&C	Aged 0-16	0.01	0.11	0.42	0.98	0.07	0.4	1.85	1.9

14. 2012 Regulations Requirements

- 14.1 Part 8 of the Town and Country Planning (Local Planning) (England) regulations 2012 sets out the requirements in relation to authorities' monitoring reports. This section of the monitoring report sets out information in relation to Regulation 34(4) and provides an update on the Council's progress in relation to Regulations 34 (5) and 34(6).
- 14.2 Regulation 34 (4) requires *"where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents"*.
- 14.3 Regulation 34 (5) requires *"where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations"*.
- 14.4 Regulation 34 (6) requires *"where a local planning authority have co-operates with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what they have taken during the period covered by the report"*.

Details of a neighbourhood plan

- 14.5 The Norland Conservation Society was one of the first organisations in the country to apply to their Council to designate a neighbourhood area and a neighbourhood forum in April. After a six-week consultation period, the Council designated the group on 15 June 2012 granting them the right to produce their own neighbourhood plan.
- 14.6 The Norland Neighbourhood Forum consulted on their draft neighbourhood plan in the summer of 2012. The aim of the Norland neighbourhood plan is to protect and enhance the character and historic features that define Norland's sense of place – in terms of townscape, streetscape, landscape, neighbourhood, by means of:
- Guidelines to protect architectural features (such as windows, doors, cornices, rooflines, and front garden enclosures).
 - Guidelines for rear extensions, garden buildings (including sheds) and conservatories to protect gardens and the backs of houses
 - Guidelines for exterior painting to enhance the Conservation Area.
 - Guidelines to protect and enhance our open spaces, gardens and trees.
 - Further action to mitigate traffic problems.
- 14.7 The Norland Neighbourhood Forum are revising the plan in light of the consultation responses and hope to take it to examination and referendum in Spring 2013

Report pursuant to Regulation 62 of the CIL regulations 2010 (2)

- 14.8 The Royal Borough is working on becoming a CIL charging authority by early 2014. Once the Royal Borough becomes a CIL charging authority it will produce the report required as per Regulation 62 of the CIL regulations 2010 (2). The preliminary Draft Charging Schedule should go out for consultation in February 2013.

Duty to Co-operate

- 14.9 The Royal Borough is working with LBHF to identify areas where the two authorities could work together under the duty to co-operate. The Council also propose to work with other authorities within London in an attempt to meet the Council's outstanding waste apportionment figure in the London Plan.

15. Planning Service Performance

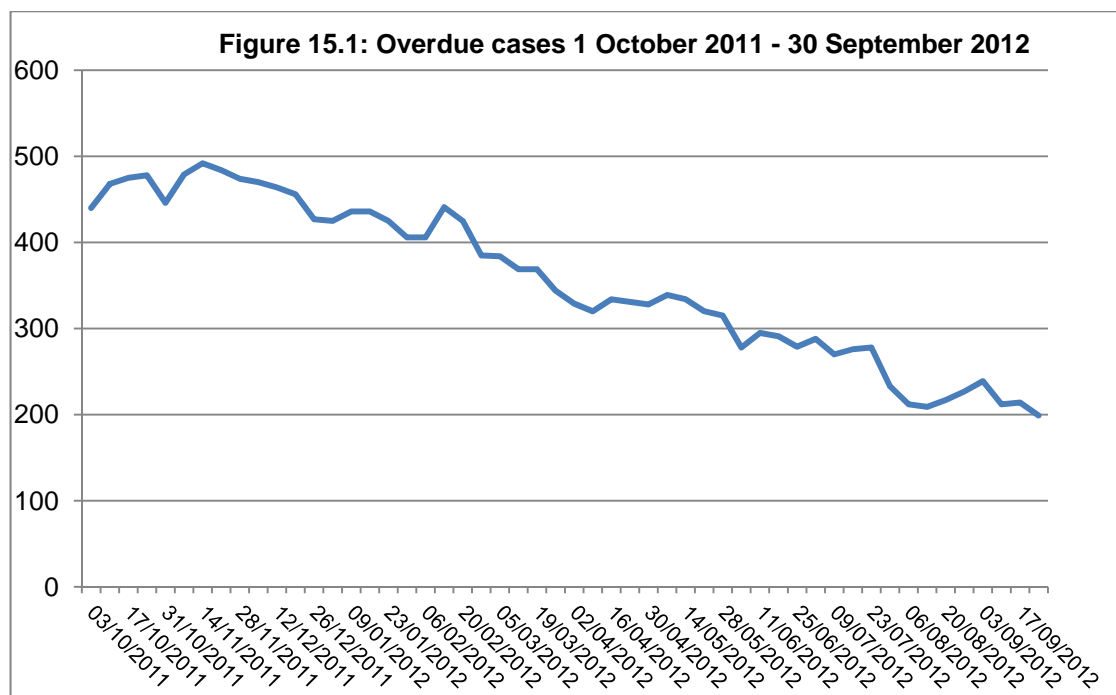
15.1 This section reports on planning service performance related to various aspects of development management within the monitoring period.

15.2 Following the recruitment of additional experienced staff and a new Head of Development Management, the focus has been on an intensive period of service improvement focussed on five interlinked areas:

- Catching up on case work;
- Promoting the importance of preparing properly for making an application;
- Changing the way we work;
- Improving the ability for customers self serve; and
- Increasingly robust enforcement.

Catching up on case work

15.3 Having a high number of open cases makes it harder for the Council to keep people informed and provide a high level of customer service. The number of cases older than thirteen weeks (major developments⁸) and eight weeks (all other applications) reduced by 60% (around 300 applications) over the period. The approach is a gradual, consistent reduction working with applicants so that cases are resolved and do not simply return as a new case or as a complaint. This is shown in figure 15.1.



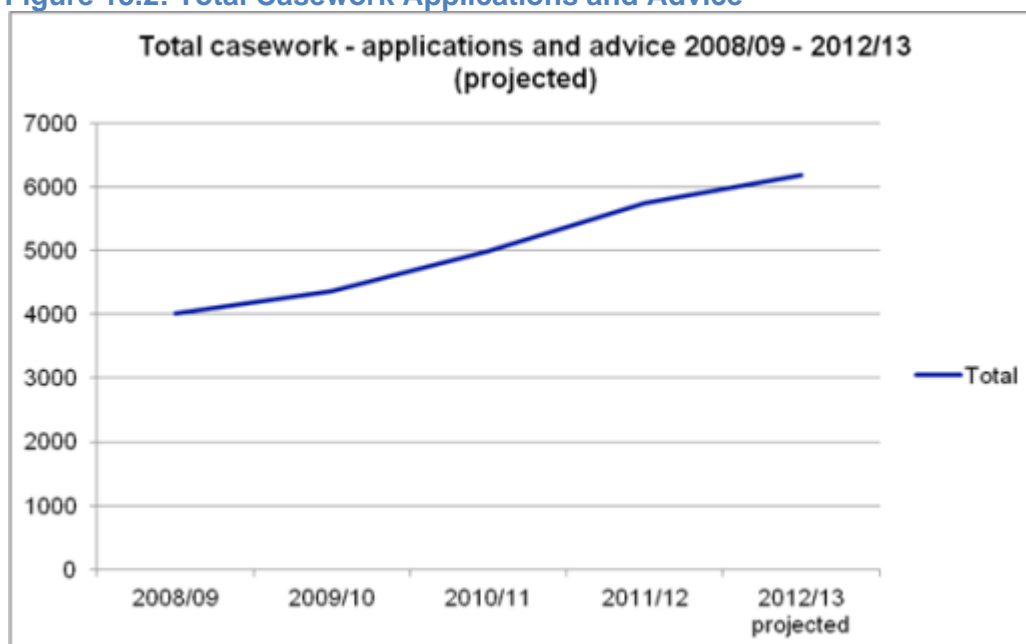
15.4 This progress has been achieved against a strong rise in planning and other related applications in the Borough. Assuming 2012/13's rate of casework continues (projected 6188), the volume of new cases will have risen by 53% since 2008/09. This is shown in figure 15.2.

⁸ Major development is defined in the Town and Country Planning (Development Procedure) Order (England) 2010, as amended. It includes housing schemes of 10 or more houses (or 0.5 hectares or more where the number of dwellings is not yet known) and development involving 1000 square metres or more of new floorspace or a site area of 1 hectare or more.

Table 15.1: Number of Planning Applications and Casework

	Applications	Conditions	Advice	Total
2008/09	3235	361	424	4020
2009/10	3361	512	495	4368
2010/11	3932	597	468	4997
2011/12	4312	714	717	5743
2012/13 projected	4580	684	924	6188

Figure 15.2: Total Casework Applications and Advice



Promoting the importance of preparing properly for making an application

- 15.5 Where an applicant discusses development proposals with those likely to be affected early in the process when the approach and design can still be influenced, it is more likely that an agreement will be reached and less likely that those affected will object.
- 15.6 Seeking advice from the Council before the application is submitted brings a range of benefits including identifying and resolving potential problems early on and avoiding spending time and money on making an application where it is unlikely permission will be granted.
- 15.7 To support changes to the way the Council works and to provide a more flexible service aimed at different customer needs, the Council prepared and introduced a new advice service during the year which was launched on 8 October 2012. It is explained at www.rbkc.gov.uk/advice.

Changing the way we work

- 15.8 To encourage applicants to seek advice and engage those affected before they make applications, and to improve the speed of decision making, in January 2012 the Council stopped negotiating major improvements and exploring alternative approaches with applicants after an application is made. If the application does not propose development good enough to approve against the policies in our Development Plan, the application is refused unless there are particular reasons which mean that the Council should take a different approach.

15.9 As a consequence, the speed of decision making has improved across all three application types, as shown in Figures 15.3, 15.4 and 15.5. The improvement in dealing with major cases stands out to the greatest degree. As the volume of old cases continues to fall and other improvements continue, this will continue to improve.

15.10 Performance for 2012/13 so far is as follows:

Table 15.2: Timescale for determining Planning Applications

	Within 8/13 weeks	Within 26 weeks
Majors	78%	89%
Minors	70%	96%
Others	66%	97%

Figure 15.3: Timescale for Major Cases

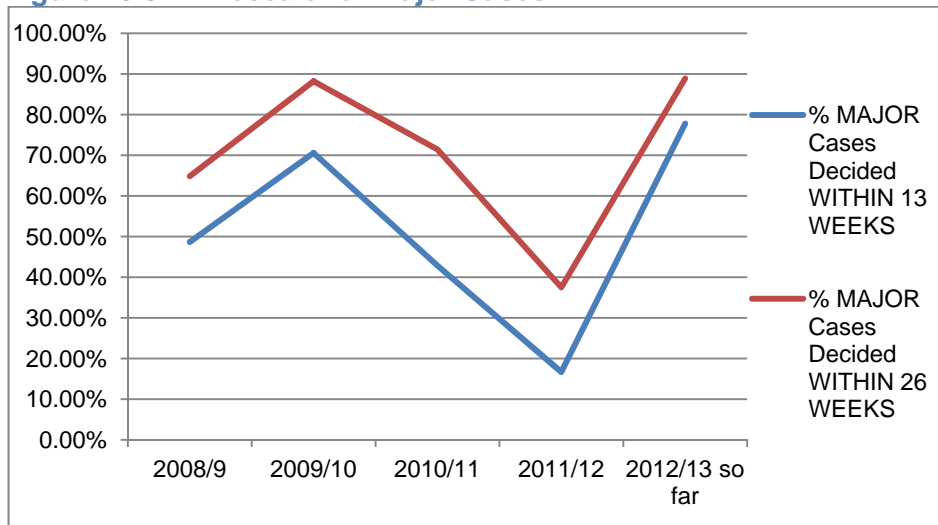


Figure 15.4: Timescale for Minor Cases

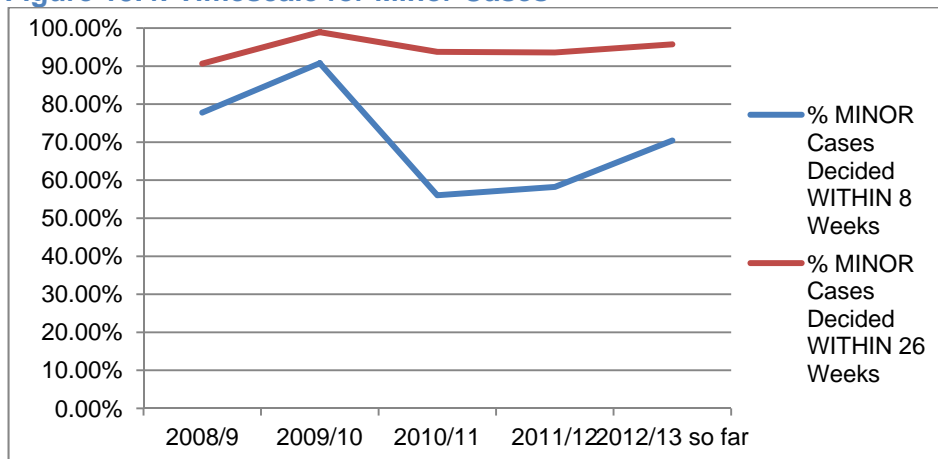
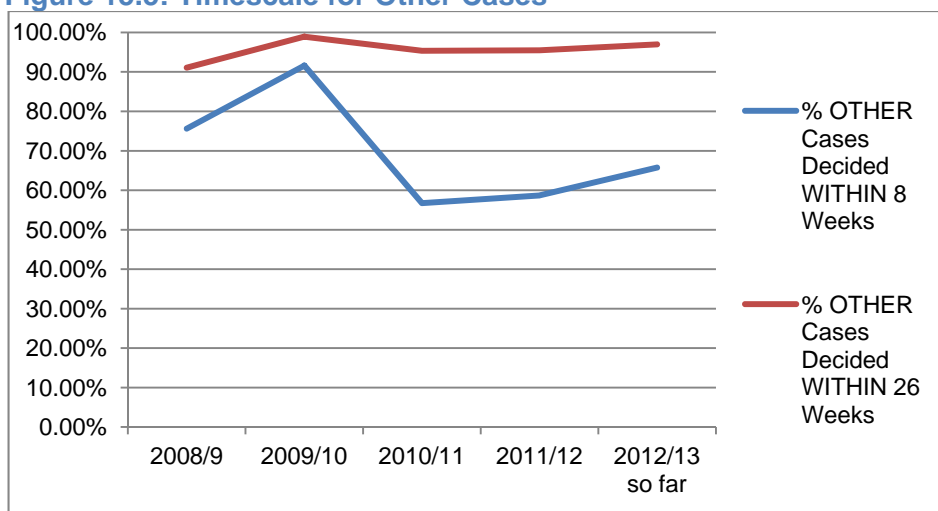


Figure 15.5: Timescale for Other Cases



15.11 The Council's appeal record has continued to be consistent year to year and average compared to the national picture. The quality of decision making is sound.

Table 15.3: Proportion of Appeals Dismissed

	Appeals Dismissed
2008/09	62%
2009/10	64%
2010/11	64%
2011/12	64%
2012/13 so far	63%

15.12 Casework processes are being revised to ensure that the Council:

- Only undertake tasks that add value to customer
- Remove delay at each stage of the process to shift performance assessment away from 'handling cases within a set time' to 'handling cases without any unavoidable delays to the customer. When all stages of the review are implemented, decisions will normally be issued within five weeks
- Remove paper from the process to reduce wasteful duplication

Improving the ability for customers self serve

15.13 Significant investment has been committed to improving our website to support increased self service, mobile working and access to information which is integrated with other Council services and fully accessible from mobile technology.

15.14 As the casework improvements are implemented and the paper file is gradually disappearing, so the Council's website will become a single online 'live' file which is used by service users, consultees and staff as a single source of information.

15.15 During the year we published on receipt submissions of details for approval by condition on the Council's website for the first time so that they available for all to view.

Increasingly robust enforcement

- 15.16 Enforcing planning control is a key part of development management. We sought prosecutions for breaches of planning control for the first time in many years. The first of those to conclude saw Court fines and costs of £34,000 being given to the defendants.



Image 8: Michelin House, A Landmark Building on Brompton Road

Appendix

Table 1: A1 floorspace lost and gained in permissions granted between 01/09/2011 and 31/10/2012 in Kensington and Chelsea (in square metres)

Ref	Existing	Proposed	Address	Development description
PP/12/00887	288	0	205 Kensington High Street W8 6BA	Change of use of ground floor and basement level from Class A1 (Shop) to Class A2 (Financial & Professional Services).
PP/11/00338	0	1,400	Barkers Arcade, 63-97 Kensington High Street W8 5SE	Construction of an internal mezzanine (Class A1), alterations to ground floor elevation doors and entrance and change of use of basement from private club (Class A4) to retail Class A1 (MAJOR APPLICATION).
PP/12/00083	80	0	52 Kensington Church Street W8 4DB	Change of use from Use Class A1 (retail) to Use Class A2 (financial and professional).
PP/11/01180	0	90	Wellington Terrace, Basement 3 Notting Hill Gate W2 4LW	Change of use of basement floor to 24 hour mini-cab office at rear and 24 hour internet cafe at front 7 days a week.
PP/11/03300	0	229	2nd Floor 136 Sloane Street W1X 9AY	Change the use of the second floor from office to ancillary retail space for the A1 retail unit located at lower ground, ground and first floor levels.
PP/10/02817	3,999	130	Homebase Site, 195 Warwick Road W14 8PU	Demolition and redevelopment of the site to provide up to 32,192 Sq m of use class C3 (Up to 243 units); Up to 12,700 Sq m of use class C2 (Up to 89 units); up to 430 Sq m of flexible commercial/community use (Use classes A1/A2/A3/A4/D1/B1, hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; Plant and equipment and all necessary associated ancillary works. (Major Development).
PP/12/00862	290	309	110 Holland Park Avenue W11 4UA	Erection of mansard roof to the rear part of the building with roof lights to the flat top of mansard roof.
PP/12/00960	0	30	Avondale Park Amenity Buildings Walmer Road W11 4PQ	Redevelopment of amenity buildings for park related uses including changing rooms, public toilets, a kiosk (A1), storage and a staff mess, with associated landscaping works.

Ref	Existing	Proposed	Address	Development description
PP/11/02598	24	0	Front Lower Ground Floor 18 Notting Hill Gate W11 3JE	Change of use of front lower ground floor from Use Class A1 (retail) to Use Class B1 (office).
PP/12/00135	0	200	304 Westbourne Grove W11 2PS	Change of use of the existing building from use class D1 to flexible A1/A2 uses on the ground floor and lower ground floor with a three bedroom self-contained flat on the first, second and third floors incorporating alterations to the front elevation and the formation of a roof terrace at main roof level.
PP/12/01760	67	0	27 Kensington Park Road W11 2EU	Change of use of basement to Class D1 medical services (Retrospective Application)
PP/12/02478	81	0	30 Ledbury Road W11 2AB	Change of use of ground and 1st floors from retail (A1) to financial & professional services (A2),
PP/12/02187	90	0	Ground Floor 214 Kensington Park Road W11 1NR	Proposed change of use of ground floor from Class A1 (retail) use to sui generis use (nail bar)
PP/12/01283	80	0	Ground Floor 48 Golborne Road W10 5PR	Change of use from A1 (retail) to Sui Generis.
PP/07/01345	0	1,005	Site B At 321-337 Kensal Road Grand Union Centre, Bounded By Ladroke Grove, West Row And Southern Row W10 5DA	Erection of mixed use development providing 21,776 sq.m of floorspace, comprising 9,895sqm employment floorspace (Use Class B1), 1,005sqm retail floorspace (within Use Classes A1/A2/A3/A4), 10,876sqm residential floorspace (equating to 145 flats) with associated parking and landscaping (SITE B)
PP/11/03387	77	44	50 Gloucester Road SW7 4QT	Change of use from A1 retail to mixed retail/coffee shop, Class A1/A3.
PP/11/02814	165	0	23 Old Brompton Road secondary shopping frontage SW7 3HZ	Continued use as A3 (Cafe).
PP/12/00955	18	0	10-12 Old Brompton Road secondary shopping frontage SW7 3DL	Change of use from Class A1 (retail) to mixed Class use A1/A3 (delicatessen/cafe) and associated alterations to shopfront including new disabled access ramp.

Ref	Existing	Proposed	Address	Development description
PP/11/03696	396	173	151 Earl's Court Road SW5 9RQ	Continued use of basement and ground floor as Class A1/A3 mixed use class in the name of Mr J. Perry.
PP/12/00489	102	0	68 Kenway Road SW5 0RD	Change of use to GP practice at ground floor and basement with organic (A1) health retail shop on ground floor.
PP/12/02460	206	0	24a Earl's Court Gardens SW5 0GT	Change of use from class A1 (internet cafe) to class sui generis (treatment rooms) at basement and ground floor level.
PP/11/03304	0	89	Basement And Ground Floors 90 Fulham Road SW3 6HR	Change of use from basement and ground floor to a veterinary surgery (Sui Generis) from A1 retail.
PP/12/02563	34	0	3 Queen's Elm Parade Old Church Street SW3 6EJ	Change of use of the first and second floor from retail A1 (ancillary space to the retail unit at ground level) to residential C3 to form a one bed flat.
PP/12/01629	50	0	55 Chelsea Manor Street SW3 5RZ	Change of use from Hairdresser (class A1) to Manicure/Pedicure, facials. (sui generis)
PP/12/02142	120	0	76 Chelsea Manor Street SW3 5QE	Change of use from A1 to sui generis. (nail bar/podiatry clinic). (Personal to applicants).
PP/12/02588	0	86	319 King's Road SW3 5EP	Use of the premises as Class A1 (retail) with associated alterations to existing shopfront.
PP/11/04007	0	84	Part 1st Floor 6 Burnsall Street SW3 3ST	Change of use of part of the first floor from Office to Retail for a period of approximately 4.5 years (until 23/6/2016). (Personal to applicant).
PP/12/00810	0	25	12 Blacklands Terrace SW3 2SP	Change of use to use classes A1 (Retail), A2 (Financial & Professional services) and D1 (Non-residential institutions) under Town and Country Planning (General Permitted Development) Order 1995 Schedule Part 3 Class E.
PP/11/04133	0	320	Ground Floor And Basement 1-2 North Terrace SW3 2BA	Change of use of premises at ground floor and basement from (sui generis) commercial car park to a (Use Class A1) shop.
PP/11/04061	0	201	1st Floor 13-15 Brompton Road SW3 1ED	Change of Use from existing Employment Agency (not open B1 Use) at 1st floor to Retail (Use Class A1).

Ref	Existing	Proposed	Address	Development description
PP/11/02567	658	0	Basement And Ground Floors The Cadogan Hotel, 73 - 74 Sloane Street SW1X 9SQ	Change of use of basement and ground floors of 73-74 Sloane Street from retail accommodation (Use Class A1) to a restaurant (Use Class A3) and other associated works (APPLICATION F)
PP/11/03697	0	327	1st Floor 207 Sloane Street SW1X 9QX	Change of use of first floor from use class B1 (Office) to A1 (Retail) and change of use of car parking space at basement level to A1 (Retail)
PP/11/01729	2,553	6,100	Liscartan & Granville House 127- 135 Sloane Street 237-255 Pavilion Road SW1X 9AS	Demolition of existing buildings at 127-135 Sloane Street (Liscartan House & Granville House) & 237-249 Pavilion Road and redevelopment to provide a six storey building fronting Sloane Street, two storey buildings fronting Pavilion Road with replacement office accommodation of up to 6,800sq m (B1 Use Class); Replacement retail accommodation of up to 6,100sq m (A1 Use Class); Restaurant accommodation of up to 700sq m (A3 Use Class); hard and soft landscaping works; Engineering works including basement excavation; Plant and equipment; retention of facades of 251-255 Pavilion Road and change of use to retail, and all necessary associated works.
PP/11/03840	42	181	Harrods, 87-135 Brompton Road SW1X 7XL	Demolition of existing single-storey corridor link structure at 5th floor roof between the Egyptian escalator and 5th floor Sports Department. Construction of new lightweight single-storey extension out onto the roof space to create an additional retail area
PP/12/01216	60	0	364 Fulham Road SW10 9UU	Change of use from ground floor cleaners shop with ancillary basement workshops to veterinary practice, ground floor reception display area and consultation rooms with basement treatment facilities.
PP/11/04195	120	0	323 Fulham Road SW10 9QL	Retention of an existing restaurant (Class A3)
PP/11/02841	160	115	309-315 Fulham Road SW10 9QH	Erection of a rear ground floor extension to 309 to 315 Fulham Road to provide additional space for the existing restaurant at 311 to 313 Fulham Road, erection of a new shopfront to 309 Fulham Road, alterations to the existing shopfront of 313 Fulham Road, reconfiguration and reduction in floor space of the retail unit at 309 Fulham Road to provide additional space for the A3 restaurant at 311 to 313 Fulham Road, change of use of the fourth floor of 311 Fulham Road from C3 (residential) to B1 (office). Relocation of the existing B8 use from the rear of 309 Fulham Road to rear of 311 Fulham Road and installation of air conditioning units on new rear extension roof at first floor level.

Ref	Existing	Proposed	Address	Development description
PP/12/00633	135	157	275-277 Fulham Road SW10 9QA	Change of use of part of the ground floor from residential (Class C3) to retail (A1), for the erection of a new shop front, for the conversion of six residential units into three residential units, alteration to the rear closet wing profile of no.277, new staircase to the rear of the site and the creation of two terraces at rear first floor level.
PP/12/02365	123	100	206 Fulham Road SW10 9PJ	Partial change of use in mixed use property to rear at basement and ground floor level from class A1/A3 (retail) to class C3 (residential) with associated alterations to rear elevation and installation of new shopfront.

Table 2: B1 floorspace lost and gained in permissions granted between 1st Sep 2011 to 31st Oct 2012 (in square metres)

Ref	Existing	Proposed	Address	Postcode	Development description
PP/07/01345	5,574	9,895	Site B At 321-337 Kensal Road Grand Union Centre, Bounded By Ladroke Grove, West Row And Southern Row	W10 5DA	Erection of mixed use development providing 21,776 sq.m of floorspace, comprising 9,895sqm employment floorspace (Use Class B1), 1,005sqm retail floorspace (within Use Classes A1/A2/A3/A4), 10,876sqm residential floorspace (equating to 145 flats) with associated parking and landscaping (SITE B)
PP/08/00165	1,348	0	21-22 Hans Place	W1X 0EP	Change of use of 21-22 Hans Place from Office Use to Residential Use comprising eight self-contained residential dwelling units, associated alterations and provision of air-conditioning plant equipment within vaults at basement level at front and rear of the building, minor alterations at roof level to accommodate plant, and refurbishment works. (Development linked to applications PP/08/0167 - 65 Sloane Street and PP/08/0168 - 173-176 Sloane Street).
PP/08/00167	0	723	65 Sloane Street	W1X 9SH	Change of use of the basement and second to fourth floor levels from Residential to Office Use and alterations. (This development is linked to applications PP/08/0165 - 21-22 Hans Place and PP/08/0168 - 173-176 Sloane Street).
PP/08/00168	0	357	4th Floor 173-176 Sloane Street	W1X 9QG	Change of use of use of the fourth floor of 173-176 Sloane Street from Residential Use to Office Use and refurbishment works. (This development is linked to applications PP/08/0165 - 21-22 Hans Place and PP/08/0167 - 65 Sloane Street).

Ref	Existing	Proposed	Address	Postcode	Development description
PP/10/02164	3,660	0	536 King's Road	SW10 0TE	Demolition of existing building and erection of a seven storey building with 43 affordable residential units with associated access and landscaping. (Major Application).
PP/10/02672	367	198	2 Westbourne Grove Mews	W11 2RU	Demolition of existing building and development of a 2-storey building with a double basement to provide 2 commercial units (class B1a) and 2 residential units (Class C3).
PP/10/02817	0	100	Homebase Site, 195 Warwick Road	W14 8PU	Demolition and redevelopment of the site to provide up to 32,192 Sqm of use class C3 (Up to 243 units); Up to 12,700 Sqm of use class C2 (Up to 89 units); up to 430 Sqm of flexible commercial/community use (Use classes A1/A2/A3/A4/D1/B1, hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; Plant and equipment and all necessary associated ancillary works. (Major Development).
PP/10/03130	3,960	924	205 Holland Park Avenue	W11 4XB	Redevelopment of site to provide replacement building comprising part 4, part 5, part 8 and part 10 storey building plus basement to provide 50 residential units (Use Class C3) and affordable workspace (Class B1), works of hard and soft landscaping and other associated works.

Ref	Existing	Proposed	Address	Postcode	Development description
PP/11/01728	60	58	15 Lexham Mews	W8 6JW	Erection of an additional storey at second floor level incorporating roof terrace areas to the rear, change of use of the ground floor level office accommodation (Use Class B1) to residential use (Use Class C3), excavation of a new underground floor level below footprint of premises to provide replacement office accommodation (Use Class B1) and elevational alterations including the insertion of a new window at first floor level front.
PP/11/01729	5,808	6,800	Liscartan & Granville House 127-135 Sloane Street 237-255 Pavilion Road	SW1X 9AS	Demolition of existing buildings at 127-135 Sloane Street (Liscartan House & Granville House) & 237-249 Pavilion Road and redevelopment to provide a six storey building fronting Sloane Street, two storey buildings fronting Pavilion Road with replacement office accommodation of up to 6,800sq m (B1 Use Class); Replacement retail accommodation of up to 6,100sq m (A1 Use Class); Restaurant accommodation of up to 700sq m (A3 Use Class); hard and soft landscaping works; Engineering works including basement excavation; Plant and equipment; retention of facades of 251-255 Pavilion Road and change of use to retail, and all necessary associated works.
PP/11/01808	0	300	4 Queen's Gate Mews	SW7 5QJ	Change of use of premises from residential to offices (Use Class B1a)
PP/11/01993	54	0	Roof 25 - 39 Thurloe Street	SW7 2LQ	Erection of single storey mansard extension and associated works across the terrace at 25-39 Thurloe Street to provide two self-contained residential units within Class C3, additional residential floorspace and replacement of existing office floorspace within Class B1. (Extension of Time Limit to Planning Permission ref: PP/09/00953)
PP/11/02386	175	0	First Floor Atlantic Court, 77 King's Road	SW3 4NX	Change of use of the first floor from office (Use Class B1) to pilates studio (Use Class D2) subject to a personal Condition.
PP/11/02598	0	24	Front Lower Ground Floor 18 Notting Hill Gate	W11 3JE	Change of use of front lower ground floor from Use Class A1 (retail) to Use Class B1 (office).

Ref	Existing	Proposed	Address	Postcode	Development description
PP/11/02841	206	230	309-315 Fulham Road	SW10 9QH	Erection of a rear ground floor extension to 309 to 315 Fulham Road to provide additional space for the existing restaurant at 311 to 313 Fulham Road, erection of a new shopfront to 309 Fulham Road, alterations to the existing shopfront of 313 Fulham Road, reconfiguration and reduction in floor space of the retail unit at 309 Fulham Road to provide additional space for the A3 restaurant at 311 to 313 Fulham Road, change of use of the fourth floor of 311 Fulham Road from C3 (residential) to B1 (office). Relocation of the existing B8 use from the rear of 309 Fulham Road to rear of 311 Fulham Road and installation of air conditioning units on new rear extension roof at first floor level.
PP/11/03293	148	0	Ground Floor 27 Emperor's Gate	SW7 4HS	Change of use of ground floor from Class B1 to dual use within Use Class B1 and D1
PP/11/03300	229	0	2nd Floor 136 Sloane Street	W1X 9AY	Change the use of the second floor from office to ancillary retail space for the A1 retail unit located at lower ground, ground and first floor levels.
PP/11/03634	202	222	90 Notting Hill Gate	W11 3HP	New facade works plus replacement of existing third floor to provide continued use Class B1 office floorspace and A2 use at ground floor.
PP/11/03697	327	0	1st Floor 207 Sloane Street	SW1X 9QX	Change of use of first floor from use class B1 (Office) to A1 (Retail) and change of use of car parking space at basement level to A1 (Retail)
PP/11/03879	50	150	9 Reece Mews	SW7 3HE	Excavation and construction of two storey basement and associated works.
PP/11/04007	94	0	Part 1st Floor 6 Burnsall Street	SW3 3ST	Change of use of part of the first floor from Office to Retail for a period of approximately 4.5 years (until 23/6/2016). (Personal to applicant).

Ref	Existing	Proposed	Address	Postcode	Development description
PP/11/04054	0	43	First Floor Flat 129 King's Road	SW3 4PW	Change of use from residential flat (Class C3) to use as Class B1 offices ancillary to existing retail shop at basement and ground floor.
PP/11/04061	201	0	1st Floor 13-15 Brompton Road	SW3 1ED	Change of Use from existing Employment Agency (not open B1 Use) at 1st floor to Retail (Use Class A1).
PP/12/00114	782	0	90 Lots Road	SW10 0QD	Temporary change of use of the east block of 90 Lots Road from offices within Class B1/B2 to use as a marketing suite (sui generis) together with landscaping to forecourt and alterations to elevations
PP/12/00288	694	0	131 Holland Park Avenue	W11 4UT	Change of use to embassy and associated external alterations including metal gates, security cameras, flag-pole and plaque - DOCUMENTS AND DRAWINGS NOT AVAILABLE ELECTRONICALLY FOR THIS APPLICATION. TO VIEW PLEASE CALL THE PLANNING LINE ON 020 7361 3012.
PP/12/00372	12	0	Ground And Lower Ground Floors 97 Old Brompton Road	SW7 3LD	Change of use from B1 use class (office) to mixed B1 use class (office) and D1 use class (medical/health clinic) at ground and lower ground floor levels.
PP/12/00402	0	788	11 Cavalry Square	SW3 4RB	Change of use to Class B1 offices with associated internal and external alterations including new plant at roof level
PP/12/00462	0	120	Basement And Ground Floor 146 Ladbroke Grove	W10 5NE	Change of Use of basement from A5 Use to A2 (office)
PP/12/00673	0	227	123d Kensington High Street	W8 5SF	Change of use of part of the first floor of 123d from Diplomatic Use (Sui Generis Use) to flexible use as either Use Class B1 (Office Use) or Use Class A1 (Retail Use).

Ref	Existing	Proposed	Address	Postcode	Development description
PP/12/00777	188	0	Buspace Studios 1-51 Conlan Street	W10 5AT	Change of use of existing workshop premises at Unit 1 from business use (Use Class B1) to use as a micro brewery (Use Class B2) and external flue to roof.
PP/12/01156	0	503	Ground Floor, 49-51 Cheval Place	SW7 1EW	Change of use of the existing car show room at ground and basement level to a Class B1 office.
PP/12/01774	43	35	324 Portobello Road	W10 5RU	Construction of a private residential unit, Use Class C3 (dwelling), above an existing use Class B1 studio at the rear of 324 Portobello Road, with associated new window to closet wing extension of 324 Portobello Road. Construction of separate entrance for flat on ground floor with associated stairs.
PP/12/02092	0	102	170-172 Kensal Road	W10 5BN	Change of use from Private Members Nightclub to dual Art Gallery (display with ancillary sales)/office workspace use and one no. Dwelling house; and alterations including the removal of single storey rear extensions
PP/12/02535	88	170	14 Queen's Gate Place Mews	SW7 5BQ	Construction of new basement storey extending over entire site footprint (with lightwell at rear) for use as additional car display in conjunction with existing ground floor garage use (display of classic cars)
PP/12/02584	458	0	46 Cheniston Gardens	W8 6TH	Proposed change of use from offices to residential (Use Class C3) to provide one single dwelling house, proposed new lift motor room with new lift in an existing shaft, proposed installation of new sky-lights to flat roof
PP/12/02646	160	0	14 Kensington Square	W8 5HH	Change of use from office (B1) to residential (C3) and associated internal and external alterations.

Table 3: Hotels Bedspace loss and gain - planning application granted between 1st September 2011 to 31st October 2012

Ref	Existing C1 Hotel Bedrooms	Proposed C1 Hotel Bedrooms	Address	
PP/11/02563	15		The Annandale House Hotel, 39 & 41 Sloane Gardens SW1W 8EB	Change of use of 39 Sloane Gardens from hotel accommodation (Use Class C1) to residential accommodation to provide 3 flats and refurbishment and conversion of 41 Sloane Gardens to provide 5 residential flats and other associated works. (APPLICATION C)
PP/11/02562	19		32 Sloane Gardens SW1W 8DJ	Change of use of 32 Sloane Gardens from hotel accommodation (Use Class C1) to residential accommodation (Use Class C3) to provide 3 flats and other associated works (APPLICATION B)
PP/11/02559		38	1 Sloane Gardens SW1W 8EA	Change of use of 1 Sloane Gardens from residential (Use Class C3) to hotel accommodation (Use Class C1) and an ancillary restaurant at ground floor level, together with a roof top extension to existing 6th floor, plant and equipment and other associated works (APPLICATION A)
PP/11/02324		54	131-137 Cromwell Road SW7 4DU	Erection of a mansard roof extension at fifth floor level, third floor extension to Courfield Gardens elevation and erection of 2 storey rear extension at 3rd and 4th floor levels involving increase in the number of hotel rooms from 88 to 142 through insertion of an internal mezzanine storey and removal of meeting rooms accompanied by alteration to the rear lightwell to no. 137 Cromwell Road
PP/10/04025	14		69 Cadogan Gardens SW3 2RB	Change of use of 69 Cadogan Gardens from Use Class C1 (hotel) to Use Class C3 (residential dwelling). (Application B)
PP/10/04024		10	20 Cadogan Gardens SW3 2RP	Change of use of 20 Cadogan Gardens from Use Class C3 (residential dwelling) to Use Class C1 (hotel). (Application A)
PP/10/00364	79		41249 Cranley Gardens SW7 3DB	Change of use from Hotel (Class C1) to eleven residential flats and one house (comprising seven market housing units and five affordable housing units); provision of a rear roof terrace at first/second floor level at No.12; provision of rear ground floor terraces at No.6, 8, 10 and 12 and elevational alterations at the front and rear. (MAJOR APPLICATION)

Table 4: Permissions Granted for D1 uses (October 2011 to September 2012) Floorspace gain/loss (in square meters)

Ref	Proposed	Existing	Address	Post Code	Development Description
PP/12/00444	512		2 Second And Third Floor Allen Street	W8 6BG	Change of use of 2nd and 3rd floors to Class D1
PP/11/01859	455		Royal Brompton Hospital Sydney Street	SW3 6PY	Development of roof extension along East and South Wings of the hospital to allow for 455 sq.m of new D1 office (non-residential institutions) floorspace and refurbishment of 484 sq.m of existing D1 office floorspace at 4th floor level on West Wing of the hospital
PP/12/01268	429	300	164-178 Cromwell Hospital Cromwell Road	SW5 0TU	Erection of extension to north-east of main hospital building to accommodate emergency mattress evacuation staircase, installation of new escape doors and associated alterations to southern elevation of main building, erection of single-storey link corridor between new staircase and medical records building, and associated single-storey extension to medical records building.
PP/11/02607	335		St Charles Catholic Form College, 74 St Charles Square	W10 6EY	Erection of a three storey rear extension.
PP/11/02889	334	195	Royal Marsden Hospital, 203 Fulham Road	SW3 6JJ	Part demolition, rebuild and extension of existing 4th Floor Marsden Wing to North West corner of hospital for new MRI Diagnostic imaging suite and office support with associated roof top plant area to rear.

Ref	Proposed	Existing	Address	Post Code	Development Description
PP/11/00565	277		64 3rd To 5th Floors Sloane Street	SW1X 9SH	Change of use of 3rd, 4th and 5th floors from residential use (Use Class C3) to medical use (Use Class D1) and associated internal and external works including creation of lift over-run and escape staircase at roof level
PP/11/03449	260		31 Holland Park Gardens	W14 8EA	Change of use from residential to education purposes (Use Class D1) to provide additional accommodation for the adjacent Cardinal Vaughan Memorial School .
PP/12/00849	242		274-276 Fulham Road	SW10 9EW	Change of use from (A2) professional and financial services and (A3) restaurant to (D1) medical consultation rooms at ground and basement floor units of 274-276 Fulham Road.
PP/11/01370	160		170-172 Kensal Road	W10 5BN	Change of use from Private Members Nightclub to Art Gallery (display with ancillary sales) and 3 self-contained residential units (1 townhouse and 2 apartments), and associated external alterations including erection of replacement ground floor single storey rear extension.
PP/11/03293	148		27 Ground Floor Emperor's Gate	SW7 4HS	Change of use of ground floor from Class B1 to dual use within Use Class B1 and D1

Ref	Proposed	Existing	Address	Post Code	Development Description
PP/12/02092	100		170-172 Kensal Road	W10 5BN	Change of use from Private Members Nightclub to dual Art Gallery (display with ancillary sales)/office workspace use and one no. dwellinghouse; and alterations including the removal of single storey rear extensions
PP/12/01760	67		27 Kensington Park Road	W11 2EU	Change of use of basement to Class D1 medical services (Retrospective Application)
PP/11/03464	48		114 Cromwell Road	SW7 4ES	Alterations to main roof including installation of three roof lights to west side of roof pitch with installation of new staircase from fourth floor to fifth floor level and new stud walls at fifth floor level.
PP/11/03267	31		21 2nd Floor Thurloe Place	SW7 2SP	Change of use of second floor from ancillary residential flat (Class C3) to non-residential institution - dental practice (Class D1)
PP/12/00372	12		97 Ground And Lower Ground Floors Old Brompton Road	SW7 3LD	Change of use from B1 use class (office) to mixed B1 use class (office) and D1 use class (medical/health clinic) at ground and lower ground floor levels.

Ref	Proposed	Existing	Address	Post Code	Development Description
PP/11/02509		512	4-6 Abingdon Road	W8 6AF	Change of use from 'nil' use (previously used as school Use Class D1 with personal planning permission) to Use Class D2 (performing arts academy covering Yoga to Dance) internal alterations, and construction of single storey rear extension at lower ground floor level.
PP/11/04296		480	4-6 Abingdon Road	W8 6AF	Change of use of part of the lower ground floor, the first floor and the second floor from 'nil use' to single family residential dwelling (C3) and re-construction of single storey rear extension at lower ground floor level.
PP/12/00135		316	304 Westbourne Grove	W11 2PS	Change of use of the existing building from use class D1 to flexible A1/A2 uses on the ground floor and lower ground floor with a three bedroom self-contained flat on the first, second and third floors incorporating alterations to the front elevation and the formation of a roof terrace at main roof level.
PP/11/00570		225	90 Ground To 2nd Floors Sloane Street	SW1X 9PQ	Change of use of basement, ground, first and second floors from medical use (Use Class D1) to residential use (Use Class C3) to provide 3 additional dwelling units and associated works [This application is linked to current application PP/11/00565 re 64 Sloane Street]
PP/11/01883		137	75 1st Floor Queen's Gate	SW7 5JT	Change of use of dental surgery (D1 Use Class) at 1st floor level to 1 x 2 bedroom flat (C3 Use Class).

Ref	Proposed	Existing	Address	Post Code	Development Description
PP/11/03658		100	6 Palace Gate	W8 5NF	Variation of condition 2 of planning permission PP/10/03827 for minor material amendments to approved scheme including reduction of permitted residential units from 6 to 5 and replacement of non original glazing within the windows to front elevation with new triple laminate glass.
PP/12/00489	89		68 Kenway Road	SW5 0RD	Change of use to GP practice at ground floor and basement with organic (A1) health retail shop on ground floor.
PP/11/02801		56	73 Flat 1 Linden Gardens	W2 4HB	Change of use of nursery within Use Class D1 to self-contained residential unit within Use Class C3.
PP/12/00810		25	12 Blacklands Terrace	SW3 2SP	Change of use to use classes A1 (Retail), A2 (Financial & Professional services) and D1 (Non-residential institutions) under Town and Country Planning (General Permitted Development) Order 1995 Schedule Part 3 Class E.

Ref	Proposed	Existing	Address	Post Code	Development Description
PP/12/01833	12,749		Kensington Academy and Leisure Centre, land at Lancaster Green, and Silchester Road	W11 4PQ	Demolition of existing leisure centre and associated sports pitch facilities to facilitate redevelopment to provide a new Leisure Centre of 9,570 sqm (within use class D2), the construction of a new Academy of 12,749 sqm (within use class D1) with associated facilities, the construction of a new residential block to provide 32 units (use class C3) with a basement car park and the provision of hard and soft landscaping across the site with up to 31 on-site and on-street car parking spaces, and 2 coach bays provided. (Major Application)

Table 5: Permissions Granted for D2 uses (1st Sep 2011 to 31st Oct 2012) Floorspace gain/loss (in Square metres)

Ref	Proposed	Existing	Address	Post Code	Development Description
PP/12/00923	5,180	3,079	The Boiler House Yard And Surrounds Exhibition Road	SW7 2RL	Formation of new entrance from Exhibition Road. Alterations to Aston Webb Screen. Creation of publicly accessible courtyard. Erection of ancillary cafe. Alterations to western range to create new entrance and lobby. Creation of a subterranean gallery to house temporary exhibitions. Ancillary shop and other ancillary staff and visitor facilities. Erection of museum waste management facility. Temporary removal and subsequent replacement of telephone box, together with all associated works, including plant and services necessary to facilitate development. (MAJOR APPLICATION)
PP/11/02509	562		4-6 Abingdon Road	W8 6AF	Change of use from 'nil' use (previously used as school Use Class D1 with personal planning permission) to Use Class D2 (performing arts academy covering Yoga to Dance) internal alterations, and construction of single storey rear extension at lower ground floor level.
PP/11/02386	175		Atlantic Court, 77 First Floor King's Road	SW3 4NX	Change of use of the first floor from office (Use Class B1) to pilates studio (Use Class D2) subject to a personal Condition.
PP/12/00960	135	128	Avondale Park Amenity Buildings Walmer Road	W11 4PQ	Redevelopment of amenity buildings for park related uses including changing rooms, public toilets, a kiosk (A1), storage and a staff mess, with associated landscaping works.

Ref	Proposed	Existing	Address	Post Code	Development Description
PP/11/03915		650	Royal Garden Hotel, 2-24 Kensington High Street	W8 4PT	Change of use from casino with bar and restaurant to bar and restaurant with entertainment
PP/12/00973		239	10 The Order Of The Cross De Vere Gardens	W8 5AE	Conversion of existing private member's club including 2 self contained residential units to one single family dwelling house with associated internal and external alterations.
PP/12/01833	9,570	6,695	Kensington Academy and Leisure Centre, land at Lancaster Green, and Silchester Road	W11 4PQ	Demolition of existing leisure centre and associated sports pitch facilities to facilitate redevelopment to provide a new Leisure Centre of 9,570 sqm (within use class D2), the construction of a new Academy of 12,749 sqm (within use class D1) with associated facilities, the construction of a new residential block to provide 32 units (use class C3) with a basement car park and the provision of hard and soft landscaping across the site with up to 31 on-site and on-street car parking spaces, and 2 coach bays provided. (Major Application)

Table 6: A2 floorspace lost and gained in permissions granted between 01/09/2011 and 31/10/2012 (in square metres)

Borough Reference	Existing A2 Floorspace	Proposed A2 Floorspace	Address	Development Description
PP/10/02817	0	100	Homebase Site, 195 Warwick Road W14 8PU	Demolition and redevelopment of the site to provide up to 32,192 Sqm of use class C3 (Up to 243 units); Up to 12,700 Sqm of use class C2 (Up to 89 units); up to 430 Sqm of flexible commercial/community use (Use classes A1/A2/A3/A4/D1/B1, hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; Plant and equipment and all necessary associated ancillary works. (Major Development).
PP/11/02565	68	0	296 & The Cadogan Arms, 298 King's Road 62 Old Church Street W3 5UG	Change of use of 1st floor of 296 King's Road from Estate Agents (Use Class A2) to residential accommodation together with extension at 1st floor level to provide additional residential accommodation and other associated works, change of use of ground floor of 62 Old Church Street to provide additional Use Class A4 floorspace (Drinking Establishment) and new residential accommodation (Use Class C3) on first floor of 62 Old Church Street and the 1st and 2nd floors of 298 King's Road and other associated works, to provide a total of 6 residential units (APPLICATION D)
PP/11/03634	221	223	90 Notting Hill Gate W11 3HP	New facade works plus replacement of existing third floor to provide continued use Class B1 office floorspace and A2 use at ground floor.

Borough Reference	Existing A2 Floorspace	Proposed A2 Floorspace	Address	Development Description
PP/11/04099	0	150	246 Old Brompton Road SW5 0DE	Installation of a new shopfront plus carrying out of fenestration alterations within internal light-well area at both ground and basement floor levels, in association with the permitted change of use from an A3 premises (restaurant) to that of an A2 premises (estate agents).
PP/12/00083	0	80	52 Kensington Church Street W8 4DB	Change of use from Use Class A1 (retail) to Use Class A2 (financial and professional).
PP/12/00135	0	116	304 Westbourne Grove W11 2PS	Change of use of the existing building from use class D1 to flexible A1/A2 uses on the ground floor and lower ground floor with a three bedroom self-contained flat on the first, second and third floors incorporating alterations to the front elevation and the formation of a roof terrace at main roof level.
PP/12/00849	100	0	274-276 Fulham Road SW10 9EW	Change of use from (A2) professional and financial services and (A3) restaurant to (D1) medical consultation rooms at ground and basement floor units of 274-276 Fulham Road.
PP/12/00876	49	0	148-150 Portobello Road W11 2DZ	Change of use of first floor from ancillary A2 Use class to C3(a) single family dwelling with associated access from ground floor level.
PP/12/00887	0	288	205 Kensington High Street W8 6BA	Change of use of ground floor and basement level from Class A1 (Shop) to Class A2 (Financial & Professional Services).

Borough Reference	Existing A2 Floorspace	Proposed A2 Floorspace	Address	Development Description
PP/12/01965	0	72	11 Collingham Road SW5 0NT	Change of use and conversion of front half of lower ground floor from one self-contained studio flat, and one non self-contained bedsit, into office accommodation (Use Class B1).
PP/12/02478	0	86	30 Ledbury Road W11 2AB	Change of use of ground and 1st floors from retail (A1) to financial & professional services (A2),

Table 7: A3 (Restaurant) floorspace in square metre – permission granted between 1st September 2011 to 31st October 2012

Ref	Existing Floorspace	Proposed Floorspace	Address	Development Description
PP/10/02817	0	100	Homebase Site, 195 Warwick Road W14 8PU	Demolition and redevelopment of the site to provide up to 32,192 Sqm of use class C3 (Up to 243 units); Up to 12,700 Sqm of use class C2 (Up to 89 units); up to 430 Sqm of flexible commercial/community use (Use classes A1/A2/A3/A4/D1/B1, hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; Plant and equipment and all necessary associated ancillary works. (Major Development).
PP/11/01729	0	700	Liscartan & Granville House 127-135 Sloane Street 237-255 Pavilion Road SW1X 9AS	Demolition of existing buildings at 127-135 Sloane Street (Liscartan House & Granville House) & 237-249 Pavilion Road and redevelopment to provide a six storey building fronting Sloane Street, two storey buildings fronting Pavilion Road with replacement office accommodation of up to 6,800sq m (B1 Use Class); Replacement retail accommodation of up to 6,100sq m (A1 Use Class); Restaurant accommodation of up to 700sq m (A3 Use Class); hard and soft landscaping works; Engineering works including basement excavation; Plant and equipment; retention of facades of 251-255 Pavilion Road and change of use to retail, and all necessary associated works.
PP/11/02525	320	366	43-44 Beauchamp Place SW3 1NX	Re-building of rear ground floor extension with the installation of two rooflights; alterations to the front and rear elevations; re-siting of the extract duct on the rear elevation and re-location of the existing air conditioning units to roof level.
PP/11/02567	0	658	Basement And Ground Floors The Cadogan Hotel, 73 - 74 Sloane Street SW1X 9SQ	Change of use of basement and ground floors of 73-74 Sloane Street from retail accommodation (Use Class A1) to a restaurant (Use Class A3) and other associated works (APPLICATION F)
PP/11/02814	0	165	23 Old Brompton Road SW7 3HZ	Continued use as A3 (Cafe).

Ref	Existing Floorspace	Proposed Floorspace	Address	Development Description
PP/11/02841	464	603	309-315 Fulham Road SW10 9QH	Erection of a rear ground floor extension to 309 to 315 Fulham Road to provide additional space for the existing restaurant at 311 to 313 Fulham Road, erection of a new shopfront to 309 Fulham Road, alterations to the existing shopfront of 313 Fulham Road, reconfiguration and reduction in floor space of the retail unit at 309 Fulham Road to provide additional space for the A3 restaurant at 311 to 313 Fulham Road, change of use of the fourth floor of 311 Fulham Road from C3 (residential) to B1 (office). Relocation of the existing B8 use from the rear of 309 Fulham Road to rear of 311 Fulham Road and installation of air conditioning units on new rear extension roof at first floor level.
PP/11/03387	0	43	50 Gloucester Road SW7 4QT	Change of use from A1 retail to mixed retail/coffee shop, Class A1/A3.
PP/11/03696	0	223	151 Earl's Court Road SW5 9RQ	Continued use of basement and ground floor as Class A1/A3 mixed use class in the name of Mr J. Perry.
PP/11/03915	0	650	Royal Garden Hotel, 2-24 Kensington High Street W8 4PT	Change of use from casino with bar and restaurant to bar and restaurant with entertainment
PP/11/04099	150	0	246 Old Brompton Road SW5 0DE	Installation of a new shopfront plus carrying out of fenestration alterations within internal light-well area at both ground and basement floor levels, in association with the permitted change of use from an A3 premises (restaurant) to that of an A2 premises (estate agents).
PP/11/04195	0	120	323 Fulham Road SW10 9QL	Retention of an existing restaurant (Class A3)
PP/11/04292	90	89	275 Portobello Road W11 1LR	Refurbishment of ground floor shop unit and conversion of vacant upper floors into two 1 bedroom flats, new balustrade at first floor level and removal of an existing window. Reconfiguration of shop front to allow for a shared entrance to the flats above.

Ref	Existing Floorspace	Proposed Floorspace	Address	Development Description
PP/12/00849	142	0	274-276 Fulham Road SW10 9EW	Change of use from (A2) professional and financial services and (A3) restaurant to (D1) medical consultation rooms at ground and basement floor units of 274-276 Fulham Road.
PP/12/00955	0	18	10-12 Old Brompton Road SW7 3DL	Change of use from Class A1 (retail) to mixed Class use A1/A3 (delicatessen/café) and associated alterations to shopfront including new disabled access ramp.
PP/12/01182	103	0	11 Hogarth Road SW5 0QH	Change of use of basement restaurant kitchen to a residential studio unit (Class C3).
PP/12/02109	109	61	82 Pembroke Road W8 6NX	Construction of ground floor rear extension with flat roof and roof lantern.
PP/12/02226	314	357	8- 9 Blacklands Terrace SW3 2SP	Change of use of first floor from part residential / part restaurant to wholly restaurant including enlarged dining space.
PP/12/02365	23	0	206 Fulham Road SW10 9PJ	Partial change of use in mixed use property to rear at basement and ground floor level from class A1/A3 (retail) to class C3 (residential) with associated alterations to rear elevation and installation of new shopfront.
PP/12/02493	0	117	Ground Floor 173 Westbourne Grove W11 2RS	Change of use of part ground and part basement levels from laundrette (Use Class Sui Generis) to restaurant (Use Class A3), part ground from residential (Use Class C3) to restaurant and part basement level from laundrette to residential. External alterations including, creating opening with glazed folding doors to ground floor elevation and relocation of residential entrance.
PP/12/02588	86	0	319 King's Road SW3 5EP	Use of the premises as Class A1 (retail) with associated alterations to existing shopfront.

Table 8: A4 Drinking Establishments floorspace in square metres – Permissions Granted between 1st September 2011 and 31st October 2012

Ref	Existing	Proposed	Net	Address	Development Description
PP/11/00338	475		-475	Barkers Arcade, 63-97 Kensington High Street W8 5SE	Construction of an internal mezzanine (Class A1), alterations to ground floor elevation doors and entrance and change of use of basement from private club (Class A4) to retail Class A1 (MAJOR APPLICATION) .
PP/11/02565	500		-500	296 & The Cadogan Arms, 298 King's Road 62 Old Church Street W3 5UG	Change of use of 1st floor of 296 King's Road from Estate Agents (Use Class A2) to residential accommodation together with extension at 1st floor level to provide additional residential accommodation and other associated works, change of use of ground floor of 62 Old Church Street to provide additional Use Class A4 floorspace (Drinking Establishment) and new residential accommodation (Use Class C3) on first floor of 62 Old Church Street and the 1st and 2nd floors of 298 King's Road and other associated works, to provide a total of 6 residential units (APPLICATION D)
PP/11/03398	499		-499	14 Princedale Road W11 4NJ	Change of use of Public House (Use Class A4, Drinking establishments) to single family dwelling, including construction of two storey basement and associated front and rear lightwells, provision of terrace located at main roof and front and rear elevational alterations.

Table 9: C3 Housing Planning Permissions 1st September 2011 to 31st October 2012

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/07/01345	0	145	49	Site B At 321-337 Kensal Road Grand Union Centre, Bounded By Ladroke Grove, West Row And Southern Row W10 5DA	Erection of mixed use development providing 21,776 sq.m of floorspace, comprising 9,895sqm employment floorspace (Use Class B1), 1,005sqm retail floorspace (within Use Classes A1/A2/A3/A4), 10,876sqm residential floorspace (equating to 145 flats) with associated parking and landscaping (SITE B)
PP/08/00165	0	8	0	21-22 Hans Place W1X 0EP	Change of use of 21-22 Hans Place from Office Use to Residential Use comprising eight self-contained residential dwelling units, associated alterations and provision of air-conditioning plant equipment within vaults at basement level at front and rear of the building, minor alterations at roof level to accommodate plant, and refurbishment works. (Development linked to applications PP/08/0167 - 65 Sloane Street and PP/08/0168 -173-176 Sloane Street).
PP/08/00167	4	0	0	65 Sloane Street W1X 9SH	Change of use of the basement and second to fourth floor levels from Residential to Office Use and alterations. (This development is linked to applications PP/08/0165 - 21-22 Hans Place and PP/08/0168 - 173-176 Sloane Street).
PP/08/00168	5	0	0	4th Floor 173-176 Sloane Street W1X 9QG	Change of use of use of the fourth floor of 173-176 Sloane Street from Residential Use to Office Use and refurbishment works. (This development is linked to applications PP/08/0165 - 21-22 Hans Place and PP/08/0167 - 65 Sloane Street).

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/08/00218	0	255	81	Former Ta Centre Site 245 Warwick Road W14 8PU	Redevelopment to provide 174 market residential units and 81 affordable residential units, 481 sq.m. of Class A1 (shop), Class A2 (Financial and Professional Services), Class A3 (Restaurant and Cafes) or Class D1 (Non-Residential Institutional) use, together with open space and associated access, parking and landscaping. (Major Application)
PP/10/00364	0	12	0	6-12 Cranley Gardens SW7 3DB	Change of use from Hotel (Class C1) to eleven residential flats and one house (comprising seven market housing units and five affordable housing units); provision of a rear roof terrace at first/second floor level at No.12; provision of rear ground floor terraces at No.6, 8, 10 and 12 and elevational alterations at the front and rear. (MAJOR APPLICATION)
PP/10/02164	0	43	43	536 King's Road SW10 0TE	Demolition of existing building and erection of a seven storey building with 43 affordable residential units with associated access and landscaping. (Major Application).
PP/10/02672	0	2	0	2 Westbourne Grove Mews W11 2RU	Demolition of existing building and development of a 2-storey building with a double basement to provide 2 commercial units (class B1a) and 2 residential units (Class C3).
PP/10/02788	1	1	0	1 Cathcart Road SW10 9NL	Erection of a house comprising sub-basement, basement, three storeys and attic floor. REVISED DRAWINGS RECEIVED showing increased gap to 3.7m, alterations to ground floor frontage, and including information about building widths and gaps.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/10/02817	0	243	25	Homebase Site, 195 Warwick Road W14 8PU	Demolition and redevelopment of the site to provide up to 32,192 Sqm of use class C3 (Up to 243 units); Up to 12,700 Sqm of use class C2 (Up to 89 units); up to 430 Sqm of flexible commercial/community use (Use classes A1/A2/A3/A4/D1/B1, hard and soft landscaping works; highway and infrastructure works; engineering works including basement and lower basement excavation works; Plant and equipment and all necessary associated ancillary works. (Major Development).
PP/10/03018	0	69	0	Holland Park School Holland Park School Southern Site Campden Hill W8 7AF	Demolition of existing buildings and redevelopment of site for residential use (Class C3) comprising 69 units together with provision of new hard and soft landscaping, ancillary leisure facilities, carparking, new vehicular access with other associated and enabling works. (MAJOR APPLICATION)
PP/10/03130	0	50	9	205 Holland Park Avenue W11 4XB	Redevelopment of site to provide replacement building comprising part 4, part 5, part 8 and part 10 storey building plus basement to provide 50 residential units (Use Class C3) and affordable workspace (Class B1), works of hard and soft landscaping and other associated works.
PP/10/04024	5	0	0	20 Cadogan Gardens SW3 2RP	Change of use of 20 Cadogan Gardens from Use Class C3 (residential dwelling) to Use Class C1 (hotel). (Application A)
PP/10/04025	0	1	0	69 Cadogan Gardens SW3 2RB	Change of use of 69 Cadogan Gardens from Use Class C1 (hotel) to Use Class C3 (residential dwelling). (Application B)
PP/11/00565	3	0	0	3rd To 5th Floors 64 Sloane Street SW1X 9SH	Change of use of 3rd, 4th and 5th floors from residential use (Use Class C3) to medical use (Use Class D1) and associated internal and external works including creation of lift over-run and escape staircase at roof level
PP/11/00570	0	3	0	Ground To 2nd Floors 90 Sloane Street SW1X 9PQ	Change of use of basement, ground, first and second floors from medical use (Use Class D1) to residential use (Use Class C3) to provide 3 additional dwelling units and associated works [This application is linked to current application PP/11/00565 re 64 Sloane Street]

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/11/00726	4	1	0	10 Douro Place W8 5PH	Construction of two storey sub-basement beneath part of house and rear garden, with associated roof light.
PP/11/01113	1	9	0	39 Onslow Gardens SW7 3PY	Reconfiguration of residential accommodation to provide six studio flats and two one bedroom flats at basement and 1st to 4th floor levels including internal and external alterations, and retention of existing 1x 3 bed flat at ground floor level.
PP/11/01370	0	3	0	170-172 Kensal Road W10 5BN	Change of use from Private Members Nightclub to Art Gallery (display with ancillary sales) and 3 self-contained residential units (1 townhouse and 2 apartments), and associated external alterations including erection of replacement ground floor single storey rear extension.
PP/11/01383	2	1	0	478 King's Road SW10 0LF	Planning Permission is sought for the rebuilding of the property behind the front elevation and part of the rear elevation, involving the provision of a sub-basement, the erection of rear extensions at lower ground, ground, and 2nd floor levels, the provision of air conditioning/heat pump plant at roof level, the installation of areas of glazing in the main roofslopes, and for elevational alterations at the front and rear. The rebuilt property would comprise one single family dwelling house in place of the two self contained residential maisonettes in the existing property.
PP/11/01582	5	1	0	7 Sloane Gardens SW1W 8EA	Excavation and construction of a double basement below the footprint of the existing building including front vaults and rear patio, new timber sash windows within front lightwell, new timber framed French doors within rear lightwell, replacement sash window at upper ground floor level, one rooflight and new timber framed door at ground floor level to facilitate the use of rear patio as a terrace, in connection with the amalgamation of five self contained flats into one single dwelling.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/11/01691	0	14	0	Vicarage Gate House Vicarage Gate W8 4AQ	Demolition of Vicarage Gate House and erection of new building comprising basement, ground and 5 upper floors to accommodate 14 private residential units (1 x 1 bed, 1 x 2 bed, 5 x 3 bed, 5 x 4 bed & 2 x 5 bed), 14 car parking spaces with car lift from ground to basement, and 26 secure cycle spaces at basement level
PP/11/01697	8	11	11	120 Campden Hill Road W8 7AR	Conversion of 120 Campden Hill Road from 8 private residential units to 11 affordable units, comprising 1 one bed roomed flat, 3 two bed roomed flats, 4 three bed roomed flats 3 four bed roomed flats, and associated external alterations including new windows and provision of lightwell to southern side.
PP/11/01717	0	1	0	57 Brompton Square SW3 2AG	Construction of additional storey for ancillary bedsit above existing rear garage.
PP/11/01729	7	9	0	Liscartan & Granville House 127-135 Sloane Street 237-255 Pavilion Road SW1X 9AS	Demolition of existing buildings at 127-135 Sloane Street (Liscartan House & Granville House) & 237-249 Pavilion Road and redevelopment to provide a six storey building fronting Sloane Street, two storey buildings fronting Pavilion Road with replacement office accommodation of up to 6,800sq m (B1 Use Class); Replacement retail accommodation of up to 6,100sq m (A1 Use Class); Restaurant accommodation of up to 700sq m (A3 Use Class); hard and soft landscaping works; Engineering works including basement excavation; Plant and equipment; retention of façades of 251-255 Pavilion Road and change of use to retail, and all necessary associated works.
PP/11/01808	1	0	0	4 Queen's Gate Mews SW7 5QJ	Change of use of premises from residential to offices (Use Class B1a)
PP/11/01883	0	1	0	1st Floor 75 Queen's Gate SW7 5JT	Change of use of dental surgery (D1 Use Class) at 1st floor level to 1 x 2 bedroom flat (C3 Use Class).

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/11/01917	0	1	0	The Cross Keys, 1 Lawrence Street SW3 5NB	Change of use of existing building from class A4 (drinking establishment) to class C3 (single family dwelling). Addition of new basement, erection of a roof extension, demolition of existing rear extensions at ground floor level, erection of new ground floor rear extension and reinstatement of garden to the rear.
PP/11/01951	3	2	0	13 Aubrey Walk W8 7JH	Redevelopment of the site to provide two new dwellings comprising three storeys above ground level and two subterranean levels below ground.
PP/11/01993	0	2	0	Roof 25 - 39 Thurloe Street SW7 2LQ	Erection of single storey mansard extension and associated works across the terrace at 25-39 Thurloe Street to provide two self-contained residential units within Class C3, additional residential floorspace and replacement of existing office floorspace within Class B1. (Extension of Time Limit to Planning Permission ref: PP/09/00953)
PP/11/02131	2	1	0	Basement/Ground/First Floor 30 Pembroke Gardens W8 6HU	Replacement of casement window within the rear elevation of the existing rear closet wing with new French doors incorporating shallow Juliet balcony in association with the amalgamation of the lower ground floor levels maisonette (Use Class C3) with that of the first floor level non-self contained HMO accommodation (Use Class C4) into a three-storey residential unit (Use Class C3).
PP/11/02137	2	1	0	Flat A & B 8 Pembridge Crescent W11 3DT	Alterations to rear elevation fenestration at upper and lower ground floor levels and minor alterations to rear garden area, in connection with amalgamation of two flats into single maisonette.
PP/11/02387	0	1	0	4th Floor Hereford House, 24-26 Hereford Square SW7 4TS	Erection of additional storey at 4th floor level to provide one additional self contained two bedroom flat.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/11/02477	4	1	0	3 Upper Phillimore Gardens W8 7HF	Redevelopment of four storey side wing and parts of rear elevation; alterations to roof and provision of new dormer windows at main roof level; erection of a rear extension at lower ground floor level; excavation to provide a part 2/ part 3 storey basement under main house, garages and parts of front and rear gardens; redevelopment of rear garages; alterations to fenestration across the property and railings to front boundary.
PP/11/02556	4	1	0	Gordon House, The Orangery & Creek Lodge, Royal Hospital West Road SW3 4SR	Change of use of Gordon House, the Orangery and Creek Lodge to a single family dwelling house with ancillary accommodation, internal and external alterations including dismantling and re-erection of boundary wall and reinstatement of railings and landscaping; construction of new annex building with basement, landscaping and associated works.
PP/11/02559	9	0	0	1 Sloane Gardens SW1W 8EA	Change of use of 1 Sloane Gardens from residential (Use Class C3) to hotel accommodation (Use Class C1) and an ancillary restaurant at ground floor level, together with a roof top extension to existing 6th floor, plant and equipment and other associated works (APPLICATION A)
PP/11/02562	0	3	0	32 Sloane Gardens SW1W 8DJ	Change of use of 32 Sloane Gardens from hotel accommodation (Use Class C1) to residential accommodation (Use Class C3) to provide 3 flats and other associated works (APPLICATION B)
PP/11/02563	2	8	0	The Annandale House Hotel, 39 & 41 Sloane Gardens SW1W 8EB	Change of use of 39 Sloane Gardens from hotel accommodation (Use Class C1) to residential accommodation to provide 3 flats and refurbishment and conversion of 41 Sloane Gardens to provide 5 residential flats and other associated works. (APPLICATION C)

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/11/02565	0	6	0	296 & The Cadogan Arms, 298 King's Road 62 Old Church Street W3 5UG	Change of use of 1st floor of 296 King's Road from Estate Agents (Use Class A2) to residential accommodation together with extension at 1st floor level to provide additional residential accommodation and other associated works, change of use of ground floor of 62 Old Church Street to provide additional Use Class A4 floorspace (Drinking Establishment) and new residential accommodation (Use Class C3) on first floor of 62 Old Church Street and the 1st and 2nd floors of 298 King's Road and other associated works, to provide a total of 6 residential units (APPLICATION D)
PP/11/02566	0	3	0	88 Sloane Street SW1X 9PQ	Change of use of ground, 1st and 2nd floors of 88 Sloane Street from temporary sleeping accommodation to residential accommodation (Use Class C3) to provide 3 flats together with erection of rear conservatory at basement level and rear roof terrace at ground floor level and other associated works (APPLICATION E)
PP/11/02801	0	1	0	Flat 1 73 Linden Gardens W2 4HB	Change of use of nursery within Use Class D1 to self-contained residential unit within Use Class C3.
PP/11/02841	5	4	0	309-315 Fulham Road SW10 9QH	Erection of a rear ground floor extension to 309 to 315 Fulham Road to provide additional space for the existing restaurant at 311 to 313 Fulham Road, erection of a new shopfront to 309 Fulham Road, alterations to the existing shopfront of 313 Fulham Road, reconfiguration and reduction in floor space of the retail unit at 309 Fulham Road to provide additional space for the A3 restaurant at 311 to 313 Fulham Road, change of use of the fourth floor of 311 Fulham Road from C3 (residential) to B1 (office). Relocation of the existing B8 use from the rear of 309 Fulham Road to rear of 311 Fulham Road and installation of air conditioning units on new rear extension roof at first floor level.
PP/11/03172	0	1	0	22 Ladbrooke Square W11 3NA	Change of use from existing Sui Generis to Class C3 (residential) as a single family dwelling.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/11/03204	2	1	0	1 & 2 Holland Place W8 4LR	Alterations associated with the merging of existing two separate dwelling houses at Nos.1 & 2 Holland Place to form one single house, including replacement balustrading at top floor/roof-level, replacement of existing roof-access-enclosure (at No.1) with new kitchen at roof level, lowering of floor level to rear extension (to line through with main basement floor level), lowering of roof to rear extension, creation of new basement bathroom to front of No.2, new French doors (with external guard-rails) to rear south-west elevation and alterations to front north-east elevation.
PP/11/03267	1	0	0	2nd Floor 21 Thurloe Place SW7 2SP	Change of use of second floor from ancillary residential flat (Class C3) to non-residential institution - dental practice (Class D1)
PP/11/03388	3	0	0	44 Queen's Gate Terrace SW7 5PJ	Change of use to embassy, rear 2nd floor extension, create rear garage with doors in mews wall, alterations to roof to allow for plant and internal alterations including new lift
PP/11/03398	1	1	0	14 Princedale Road W11 4NJ	Change of use of Public House (Use Class A4, Drinking establishments) to single family dwelling, including construction of two storey basement and associated front and rear lightwells, provision of terrace located at main roof and front and rear elevational alterations.
PP/11/03449	9	0	0	31 Holland Park Gardens W14 8EA	Change of use from residential to education purposes (Use Class D1) to provide additional accommodation for the adjacent Cardinal Vaughan Memorial School .
PP/11/03473	9	8	0	Wentworth House 12 Chelsea Embankment SW3 4LE	Alterations to side boundary wall to Swan Walk, construction of a single storey extension at lower ground level and a two storey extension at lower ground and ground floor level, installation of French doors at lower and upper ground floor levels, and the creation of a roof terrace at upper ground floor level.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/11/03658	11	5	0	6 Palace Gate W8 5NF	Variation of condition 2 of planning permission PP/10/03827 for minor material amendments to approved scheme including reduction of permitted residential units from 6 to 5 and replacement of non original glazing within the windows to front elevation with new triple laminate glass.
PP/11/03816	2	1	0	405 Fulham Road SW10 9TU	Construction of subterranean extension, rear extensions at basement, ground, first and second floors, rear ground floor roof terrace and stairs to garden, rooflight to flank slope, construction of bicycle store to front basement and provision of gates to front boundary, in connection with conversion to single family dwelling.
PP/11/03836	1	1	0	47 Old Church Street SW3 5BS	Demolition of existing dwelling house and erection of new 5 storey 3 bedroom family dwelling house
PP/11/03869	3	1	0	Lower Floors 37 Courtfield Road SW7 4DB	Installation of metal spiral staircase, narrow platform and railings to rear lightwell and fenestration alterations at rear lower ground floor level in association with the amalgamation of three existing residential flats at lower ground and ground floor levels into one residential maisonette.
PP/11/03875	3	1	0	22 Petersham Mews & 13 Queens Gate Gardens SW7 5NR	Re-erection of non-listed premises at 22 Petersham Mews incorporating elevational alterations, alterations at main roof level and the excavation and provision of a new basement extension below the entire footprint of the property to also extend below part of the rear courtyard area of the listed property at 13 Queen's Gate Gardens.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/11/04015	5	1	0	27 Pembridge Square W2 4DS	Excavation under garden area to form new subterranean development on 2 levels; demolition of existing garage and formation of car lift to basement; erection of a replacement rear addition; reinstatement of 1st floor bay window to side elevation; rebuilding of boundary wall to include reinstatement of bottle balustrading ; elevational alterations including reinstatement of decorative features and internal alterations, all in connection with conversion of building back into a single family dwelling house.
PP/11/04054	1	0	0	First Floor Flat 129 King's Road SW3 4PW	Change of use from residential flat (Class C3) to use as Class B1 offices ancillary to existing retail shop at basement and ground floor.
PP/11/04106	16	19	0	2-4 Hyde Park Gate SW7 5EW	Change of use of lower ground floor storage areas into two self-contained apartments and one ancillary bedsit; reconfiguration and refurbishment of lower ground floor staff rooms, communal and plant areas; demolition of existing sloping glass roof over lower ground floor lightwell to rear to form four courtyards, two for each apartment, and one open lightwell to bedsit.
PP/11/04205	1	2	0	51 Campden Hill Road W8 7DY	Redevelopment to provide two new houses incorporating three storeys plus lower ground and basement levels, and rooms within the roofspace.
PP/11/04292	0	2	0	275 Portobello Road W11 1LR	Refurbishment of ground floor shop unit and conversion of vacant upper floors into two 1 bedroom flats, new balustrade at first floor level and removal of an existing window. Reconfiguration of shop front to allow for a shared entrance to the flats above.
PP/11/04296	0	1	0	4-6 Abingdon Road W8 6AF	Change of use of part of the lower ground floor, the first floor and the second floor from 'nil use' to single family residential dwelling (C3) and re-construction of single storey rear extension at lower ground floor level.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/11/04303	2	1	0	6 & 7 Carmel Court And 18 Holland Street W8 4LT	Excavation beneath existing properties at 6 & 7 Carmel Court and garden of 18 Holland Street to create a subterranean basement storey with associated alterations.
PP/11/04314	2	1	0	14 Harley Gardens SW10 9SW	Excavation to form basement under existing garage, driveway and front garden, erection of infill extension at rear at lower ground and ground floor levels, raising of height of existing garage, and provision of flat roof at main roof level in place of existing pitched roof structure, all in association with amalgamation of existing self contained flat at lower ground floor level with existing residential unit above at ground, first, second, and third floor levels to form one single family dwelling house.
PP/12/00091	1	1	0	12 Hillsleigh Road W8 7LE	Extensions, alterations and partial demolition of existing two storey dwelling house to create four storey house including increase in roof height below existing parapets, development below existing ground floor level to create basement served by pavement lights, fenestration and access alterations, replacement railings and new roof lights.
PP/12/00122	0	1	0	5th Floor 30 Courtfield Gardens SW5 0PH	Erection of a single storey mansard roof extension at fifth floor level including rear terrace in association with creation of new one bedroom self-contained unit.
PP/12/00124	3	2	0	353 Kensington High Street W8 6NW	Erection of a first floor level rear extension incorporating a small side roof terrace area, in connection with the amalgamation of three residential units to two residential units.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/12/00167	3	1	0	49 Lennox Gardens SW1X 0DF	Erection of a side infill extension at basement and ground floor levels in part of the existing lightwell adjacent to the closet wing, for the excavation of an additional subterranean extension under the existing basement level, the reconfiguration of the existing basement rear extension which covers the whole of the former rear yard to incorporate an open courtyard at basement level and the conversion of two flats into a single flat at ground and basement level.
PP/12/00232	1	1	0	2b Pitt Street W8 4NX	Erection of 4 storey replacement dwelling including garage at ground floor level with associated demolition of existing building (Extension of Time Limit to planning permission ref. PP/08/01329 granted on appeal)
PP/12/00254	1	1	0	341a Latimer Road W10 6RA	Demolition of an existing one bedroom two storey dwelling and rebuilding of a three bedroom three storey dwelling.
PP/12/00305	2	4	0	4 Courtfield Gardens SW5 0PA	Change of use from house-in-multiple-occupation (15 units) and 2 self-contained residential units to provide 4 self-contained residential units (This application is linked to current application at 145-149 Kensington High Street ref. PP/12/00315 as part of a land use swap)
PP/12/00315	4	4	0	145-149 Kensington High Street W8 6SU	Erection of a roof extension and refurbishment of existing accommodation on 1st-4th floors to provide a house-in-multiple-occupation (29 units) and 4 self-contained residential units (This application is linked to current application at 4 Courtfield Gardens ref. PP/12/00305 as part of a land use swap)
PP/12/00370	1	1	0	3 Palace Green W8 4QA	Redevelopment of site to provide accommodation for a residential home.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/12/00412	2	1	0	3rd To 5th Floors 17 And 18 Wetherby Gardens SW5 0JP	Erection of infill extension to rear of No.18 at 3rd floor level, and incorporation of additional area of flat roof to be created into existing roof terrace above at 4th floor level, relocation of existing window to rear of No.18 at 3rd floor level, and installation of a pair of French doors in flank elevation of existing rear extension to No.18 at 3rd floor level to provide additional means of access onto existing roof terrace to rear of No.17, all in association with combination of existing 3rd/4th/5th floor maisonettes in Nos.17 and 18 to form one 3rd/4th/5th floor maisonette.
PP/12/00446	2	1	0	64 Campden Street 54 Bedford Gardens W8 7EH	Amalgamation of 54 Bedford Gardens and 64 Campden Street into new single family dwelling, including demolition of existing mews house and reconstruction of main house with facade retention and new subterranean basement.
PP/12/00506	0	1	0	Nell Gwynn House Sloane Avenue SW3 3AX	Conversion of roof void into two bed flat and creation of roof terrace.
PP/12/00608	1	1	0	5 Norland Place W11 4QG	Demolition of building with retention of front facade, erection of new two storey mews house with basement level and courtyard garden, together with fenestration alterations to front facade.
PP/12/00618	3	4	0	5-7 Yeoman's Row SW3 2AL	Creation of a new dwelling at ground floor level.
PP/12/00633	6	3	0	275-277 Fulham Road SW10 9QA	Change of use of part of the ground floor from residential (Class C3) to retail (A1), for the erection of a new shop front, for the conversion of six residential units into three residential units, alteration to the rear closet wing profile of no.277, new staircase to the rear of the site and the creation of two terraces at rear first floor level.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/12/00735	7	5	0	76 Cornwall Gardens SW7 4AZ	Refurbishment and alterations to existing 7 storey vacant building involving decrease in number of dwelling units from 7 to 5, removal and replacement of mansard roof incorporating sunken roof terrace (with hinged roof-hatch), renew rear roof balustrade, remove existing bottom floor slab and provide new ground bearing concrete floor, small additions to rear extension, removal of non-original internal walls and inclusion of lift
PP/12/00810	1	0	0	12 Blacklands Terrace SW3 2SP	Change of use to use classes A1 (Retail), A2 (Financial & Professional services) and D1 (Non-residential institutions) under Town and Country Planning (General Permitted Development) Order 1995 Schedule Part 3 Class E.
PP/12/00835	3	1	0	7 Ralston Street SW3 4DT	Erection of a lower ground floor rear extension, an re-building and extending the closet wing at first, second, third and fourth floor levels and for the amalgamation of three flats into a single family dwelling.
PP/12/00876	0	1	0	148-150 Portobello Road W11 2DZ	Change of use of first floor from ancillary A2 Use class to C3(a) single family dwelling with associated access from ground floor level.
PP/12/00934	6	2	0	37-39 & 37a Abingdon Road W8 6AH	Demolition of existing buildings and construction of two 4-storey buildings fronting Abingdon Road with two storey buildings to the rear of the site, plus excavation and construction of two storey basement level, containing two single dwellinghouses.
PP/12/00973	0	1	0	The Order Of The Cross 10 De Vere Gardens W8 5AE	Conversion of existing private member's club including 2 self contained residential units to one single family dwelling house with associated internal and external alterations.
PP/12/00982	2	1	0	Flat 5 & 6 42 Pont Street SW1X 0AD	Formation of a 3 bedroom flat, by combining two existing second floor flats (5&6)

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/12/01059	1	1	0	11 Seymour Walk SW10 9NE	Demolition of existing 1950's two storey building with half basement, erection of replacement three storey terrace building plus extended basement, re-landscaping of rear garden plus lightwell
PP/12/01131	4	1	0	48 St Quintin Avenue W10 6PA	Erection of two rear extensions to rear at ground floor. Excavation of additional subterranean accommodation at front and rear with rear and front lightwell. New railings to front and rear lightwells. Erection of dormer to rear roof. Insertion of three rooflights to front roofslope.
PP/12/01182	0	1	0	11 Hogarth Road SW5 0QH	Change of use of basement restaurant kitchen to a residential studio unit (Class C3).
PP/12/01242	1	2	0	37 Scarsdale Villas W8 6PU	Creation of room at basement level under front parking forecourt and rear garden, single storey rear infill extension and creation of step access to rear garden, modification to rear elevation window and internal layout changes related to creation of new residential unit.
PP/12/01438	2	1	0	16 Chelsea Embankment SW3 4LA	Amalgamation of two flats (upper ground floor and lower ground floor) into one dwelling, three replacement windows and new door to rear elevation at upper ground floor level and one new window to flank elevation and associated internal alterations.
PP/12/01465	5	3	0	12 Eardley Crescent SW5 9JZ	Fenestration alterations and installation of roof-lights in connection with the amalgamation of the current five self-contained residential flats into 3 self-contained units.
PP/12/01774	0	1	0	324 Portobello Road W10 5RU	Construction of a private residential unit, Use Class C3 (dwelling), above an existing use Class B1 studio at the rear of 324 Portobello Road, with associated new window to closet wing extension of 324 Portobello Road. Construction of separate entrance for flat on ground floor with associated stairs.

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/12/01823	1	1	0	24 Carlyle Square SW3 6EY	Demolition of existing lower ground floor extension. Excavation of basement and sub-basement extension; erection of rear extension at lower ground level with terrace at rear ground floor level; installation of solar photovoltaic slates to western roof slope and associated works.
PP/12/01965	22	20	0	11 Collingham Road SW5 0NT	Change of use and conversion of front half of lower ground floor from one self-contained studio flat, and one non self-contained bedsit, into office accommodation (Use Class B1).
PP/12/02050	2	1	0	60 Campden Street 62 Bedford Gardens W8 7EH	Combination of 62 Bedford Gardens & 60 Campden Street to form a single family dwelling. New basement extension including minor alterations and lightwells to the front and rear.
PP/12/02072	1	1	0	6a Pitt Street W8 4NX	Erection of 5 storey (including basement) replacement dwelling including garage at ground floor level with associated demolition of existing building.
PP/12/02092	0	1	0	170-172 Kensal Road W10 5BN	Change of use from Private Members Nightclub to dual Art Gallery (display with ancillary sales)/office workspace use and one no. dwellinghouse; and alterations including the removal of single storey rear extensions
PP/12/02200	3	1	0	Flat 1, Rear Bmnt And Front Basement Flat 47 Emperor's Gate SW7 4HJ	Alterations to fenestration on the side and rear elevations at lower ground floor level, increasing the height of a small rear extension at ground floor level and enlarging the existing window opening and lowering a small raised section of boundary wall to the side and rear of the property in connection with the amalgamation of three existing flats into one single flat.
PP/12/02255	32	15	0	159-163 Old Brompton Road SW5 0LJ	Change of use from licensed HMO to 15 self-contained studio flats. External changes to rear fenestration to suit mezzanine level changes. (MAJOR APPLICATION)

Ref	Existing units	Proposed units	Affordable Units	address	Development Description
PP/12/02340	2	1	0	Flats B & C 71 Elm Park Gardens SW10 9QE	Conversion from 2 separate residential units into a single residential unit, demolition of wall to join two front lightwells, and fenestration alterations.
PP/12/02365	0	1	0	206 Fulham Road SW10 9PJ	Partial change of use in mixed use property to rear at basement and ground floor level from class A1/A3 (retail) to class C3 (residential) with associated alterations to rear elevation and installation of new shopfront.
PP/12/02498	3	1	0	173 Westbourne Grove W11 2RS	Conversion of 3 flats to 1 residential unit including alterations to external doors, windows and terrace.
PP/12/02520	2	1	0	Flats 1 And 2 71 Onslow Gardens SW7 3QD	Alterations to amalgamate the front and rear basement and ground floor flats (Flats 1 & 2) into a single residential unit including replacement of window in front basement area, replacement of glazing to existing sashes and replacement of glazed roof to lightwell.
PP/12/02563	0	1	0	3 Queen's Elm Parade Old Church Street SW3 6EJ	Change of use of the first and second floor from retail A1 (ancillary space to the retail unit at ground level) to residential C3 to form a one bed flat.
PP/12/02575	2	1	0	43 Kensington Park Gardens W11 2QT	Conversion and unification of existing upper maisonette and lower ground floor unit to form a single family dwelling and internal works.
PP/12/02584	0	1	0	46 Cheniston Gardens W8 6TH	Proposed change of use from offices to residential (Use Class C3) to provide one single dwellinghouse, proposed new lift motor room with new lift in an existing shaft, proposed installation of new sky-lights to flat roof
PP/12/02646	0	1	0	14 Kensington Square W8 5HH	Change of use from office (B1) to residential (C3) and associated internal and external alterations.

Table 10: Site Allocations Monitoring

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
1.	Kensal Gasworks (site north and south of the railway)	<ul style="list-style-type: none"> • 2,500 new dwellings • 10,000 sq m new offices • 2000 sq m new non-residential floorspace • A Crossrail Station • Relocation and re-provision of the existing Sainsbury's supermarket • A Combine Cooling, Heating and Power (CCHP) Plant • On-site waste management facilities 	<ul style="list-style-type: none"> • 2009: Scope planning framework and enter into Planning Performance Agreement with Landowners. • 2009-11: Prepare and adopt Planning Framework <p>Phase 1: (Central and eastern sites, the Boathouse Centre, Canalside House and the water tower)</p> <ul style="list-style-type: none"> • 2010-11: Assess and Grant Planning Permission (eastern and central sites) • 2011-12: Commence work on site • 2017: Crossrail open and phase complete <p>Phase 2: (southern and western sites)</p> <ul style="list-style-type: none"> • 2017-18: Grant planning permission for southern and western sites • 2018: Decommissioning of gas holders and commencing decontamination as necessary • 2019: Start work on site • 2023: Phase complete 	<p>The Council consulted on an Issues and Options paper for Kensal Gasworks in June-July 2012. The Council will prepare a draft planning and design brief for the site. This may be adopted as an SPD or a DPD in due course.</p> <p>The residential development on the site is likely to be: Phase 1: 2015-22 Ballymore, Sainsbury's and North Pole Depot (approx 2000 residential units)</p> <p>Phase 2: 2022-26 (approx 500 residential units).</p>	

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
2	Wornington Green	<ul style="list-style-type: none"> • A minimum of 538 affordable homes • A minimum of 150 private homes • Replacement and improvement of Athlone Gardens measuring 9,186 sq m (GEA) including the area of the existing Ball Court • Refurbishment/ replacement of an improved Venture Centre • A1 to A5 uses with a total area of 2000 sq m (no individual unit being over 400 sq m (GEA)) • CCHP Plant or similar • Replacement of the storage used by market traders in Munro Mews 	<ul style="list-style-type: none"> • 2009: SPD consultation and adoption • 2009: Planning performance agreement signed with KHT • 2009: KHT planning application submitted • 2010: Planning application determined • 2010: HCA funding secured • 2010: Site works begin • 2015: Completion of phase 1 • 2021: Phase 2 and 3 complete 	<p>Planning permission for 919 gross residential units (381 net residential units) and 568 gross affordable units.</p> <p>Phase 1: under construction for 324 homes (183 affordable and 141 market). Block 1 is due to be finished early in 2013 with the first occupants from February 2013. Block 1 provides 90 units (42 affordable / 48 market), and the reprovided 20 council trader market lock ups.</p>	PP/09/02786
3	Land adjacent to Trellick Tower	<ul style="list-style-type: none"> • A minimum of 60 new private homes to fund regeneration • Improvements to social and community facilities and housing 	2010-15: Complete		

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
4	Kensington Leisure Centre	<ul style="list-style-type: none"> A new academy with a minimum gross internal floor area of 10,000 sq m Refurbished or relocated sports centre on site Shared open space for external sports facilities for the school and sports centre A CCHP Plant 	<ul style="list-style-type: none"> 2010-11: Submit Planning application 2014: Academy complete 2018: Academy fully utilised Extent to which the sports centre will be renovated or replaced will be resolved as part of the detailed site design and related funding arrangements for the academy 	Planning Permission granted in November 2012 (outside of monitoring period) for: 9,750 sq m Leisure Centre; 12,749 sq m new Academy; and 32 residential units with a basement car park and the provision of hard and soft landscaping across the site with up to 31 on-site and on-street car parking spaces, and 2 coach bays provided.	PP/12/01833
5	The former Commonwealth Institute	<ul style="list-style-type: none"> 9,300 sq m (net) of exhibition or assembly and leisure floorspace within the 'tent' building The re-use of the Commonwealth Institute as a high trip-generating public Institutional use 	<ul style="list-style-type: none"> In 2009 the Council resolved to grant planning permission subject to a s106 agreement for the refurbishment and alteration of the property including 62 residential units, D1 uses and a range of other uses. Refurbishment of the tent building is likely to take place between 2010 and 	62 residential units – not started	PP/09/00839

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
			2012		
6	Warwick Road (5 sites including 100 Cromwell Road)	<p>1,550 new homes across all 5 sites, with a minimum of:</p> <ul style="list-style-type: none"> 500 homes on the Charles House site 250 homes on the Former Territorial Army site 150 homes on the Empress Telephone Exchange site 300 homes on the Homebase site 350 homes on the 100 West Cromwell Road site <p>Northern four sites - A primary school and on-site public open space, including outdoor play space</p> <p>100 Cromwell Road site – leisure, social and community uses (Class D1), provision of car parking and open amenity space</p>	<ul style="list-style-type: none"> Planning permission has already been granted on the Empress Telephone Exchange site Applications at the former Territorial Army, Charles House and 100 West Cromwell Road are pending determination. Land ownership issues and the current recession are delaying implementation but these are expected to be implemented within the next 5 years i.e. 2015. Implementation of the rest of the sites is expected within five to ten years. 	<p>Sites below are under construction:</p> <p>Charles House – under construction (530 net gain) (63 gross affordable units)</p> <p>245 Warwick Road, (255 units net gain) (81 gross affordable units)</p> <p>Homebase site (243 units net gain) (25 gross affordable units)</p> <p>West London telephone Exchange (158 units net gain) (59 gross affordable units)</p> <p>100 Cromwell Road site granted permission in July 2012</p>	<p>PP/10/01539</p> <p>PP/08/00218</p> <p>PP/10/002817</p> <p>PP/08/01214</p>

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
7	Earl's Court Exhibition Centre	<p>As the site straddles RBKC and adjoining LBHF the actual figures will be determined at the masterplanning stage:</p> <ul style="list-style-type: none"> • A minimum of 500 homes within RBKC • A minimum of 10,000 sq m of office floorspace • Retail and other uses to serve day-to-day needs of the new development • Significant cultural facility to retain Earl's Court long standing brand • Other non-residential uses required to deliver a sustainable and balanced mixed-use development, such as hotel and leisure uses • On-site waste management facilities • Low or carbon neutral developments and a CCHP plant or similar 	<ul style="list-style-type: none"> • 2009: agree scope and arrangements for preparation of a SPD with LBHF • 2009-11: Preparation of the SPD • 2012: Grant planning permission • 2013: Start implementation on site • 2023: Completion 	<p>Up to 930 residential units depending on the precise mix of unit sizes.</p> <p>Maximum of 10,132 sq m (GEA)</p> <p>Maximum of 7,381 sq m (GEA) hotel and serviced apartments</p> <p>Maximum of 3,414 sqm (GEA) retail – A1, A2, A3, A4 and A5</p> <p>Maximum of 6,067 sq m (GEA) within classes D1 and D2</p> <p>Maximum of 27,463 sq m (GEA)</p>	

S.No	Address	Land use Allocation	Targets/Milestones	Progress	Comments
8	Lots Road Power Station	This site was not a strategic site allocation in the Core Strategy as this had a live planning permission due to expire in 2011. It was included for information only given its significance in delivery of the Borough's housing targets.	2006: Permission granted 2009-11: start implementation on site, otherwise the planning permission expires 2015: Completion	Started construction in 2009 but no progress since. Permission for 420 residential units (166 gross affordable units)	

Table 10: Projections Used in the Housing Trajectory

Allocations	Projections													
	2011 /12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023 /24	2024/ 25
Kensal Gasworks (site north and south of the railway) (2,500 units outstanding)				300	300	300	300	200	200	200	200	200	175	125
Wornington Green (Granted)														
Land adjacent to Trellick Tower (60 units outstanding)				0	30	30								
Kensington Leisure Centre (granted)														
The former Commonwealth Institute (granted)														
Warwick Road (5 sites including 100 Cromwell Road) (granted)														
Earl's Court				100	100	100	100	100	100	100	100	100	30	

Allocations	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Exhibition Centre (granted)														
Lots Road Power Station (granted)														
Allocations Total			0	400	430	430	400	300	300	300	300	300	205	125
Pipeline														
Losses due to permitted development deconversions (a)	60													
Net permissions without deducting deconversion losses (b)	860													
Net Permissions (deducting deconversion losses) (c = (b)-(a)) applies assumptions in row F	800	160	160	160	80	80	80	80	0	0	0			

Allocations	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Starts (d) - split equally over 10 years	1756	176	176	176	176	176	176	176	176	176	176			
Unimplemented (e) - split over 5 years	105	25	20	20	20	20								
Pipeline Total (f = (b)+(d)+(e))	2661	361	356	356	276	276	256	256	176	176	176			
Total Projections (g)		361	356	756	706	706	656	556	476	476	476	300	205	125
% assumption for implementation of permissions (h)		0.2	0.2	0.2	0.1	0.1	0.1	0.1						

Table 11: Sui Generis Floorspace (in square metres) loss and gain – permissions granted between 1st September 2011 and 31st October 2012

Ref	Existing Floorspace	Proposed Floorspace	Address	Development Description
PP/11/01180	90		Wellington Terrace, Basement 3 Notting Hill Gate W2 4LW	Change of use of basement floor to 24 hour mini-cab office at rear and 24 hour internet cafe at front 7 days a week.
PP/11/01370	978		170-172 Kensal Road W10 5BN	Change of use from Private Members Nightclub to Art Gallery (display with ancillary sales) and 3 self-contained residential units (1 townhouse and 2 apartments), and associated external alterations including erection of replacement ground floor single storey rear extension.
PP/11/01411		97	Ground Floor 6 Lansdowne Mews W11 3BH	Change of use of ground floor level of existing offices within Class B1 (Business) to Sui Generis use of approximately 97sq.m
PP/11/01729	522		Liscartan & Granville House 127-135 Sloane Street 237-255 Pavilion Road SW1X 9AS	Demolition of existing buildings at 127-135 Sloane Street (Liscartan House & Granville House) & 237-249 Pavilion Road and redevelopment to provide a six storey building fronting Sloane Street, two storey buildings fronting Pavilion Road with replacement office accommodation of up to 6,800sq m (B1 Use Class); Replacement retail accommodation of up to 6,100sq m (A1 Use Class); Restaurant accommodation of up to 700sq m (A3 Use Class); hard and soft landscaping works; Engineering works including basement excavation; Plant and equipment; retention of facades of 251-255 Pavilion Road and change of use to retail, and all necessary associated works.
PP/11/03304	89		Basement And Ground Floors 90 Fulham Road SW3 6HR	Change of use from basement and ground floor to a veterinary surgery (Sui Generis) from A1 retail.
PP/11/03388		360	44 Queen's Gate Terrace SW7 5PJ	Change of use to embassy, rear 2nd floor extension, create rear garage with doors in mews wall, alterations to roof to allow for plant and internal alterations including new lift
PP/11/04133	320		Ground Floor And Basement 1-2 North Terrace SW3 2BA	Change of use of premises at ground floor and basement from (sui generis) commercial car park to a (Use Class A1) shop.

Ref	Existing Floorspace	Proposed Floorspace	Address	Development Description
PP/12/00114		878	90 Lots Road SW10 0QD	Temporary change of use of the east block of 90 Lots Road from offices within Class B1/B2 to use as a marketing suite (sui generis) together with landscaping to forecourt and alterations to elevations
PP/12/00288		694	131 Holland Park Avenue W11 4UT	Change of use to embassy and associated external alterations including metal gates, security cameras, flag-pole and plaque - DOCUMENTS AND DRAWINGS NOT AVAILABLE ELECTRONICALLY FOR THIS APPLICATION. TO VIEW PLEASE CALL THE PLANNING LINE ON 020 7361 3012.
PP/12/00402	788		11 Cavalry Square SW3 4RB	Change of use to Class B1 offices with associated internal and external alterations including new plant at roof level
PP/12/00444	512		Second And Third Floor 2 Allen Street W8 6BG	Change of use of 2nd and 3rd floors to Class D1
PP/12/00608	175		5 Norland Place W11 4QG	Demolition of building with retention of front facade, erection of new two storey mews house with basement level and courtyard garden, together with fenestration alterations to front facade.
PP/12/00673	227		123d Kensington High Street W8 5SF	Change of use of part of the first floor of 123d from Diplomatic Use (Sui Generis Use) to flexible use as either Use Class B1 (Office Use) or Use Class A1 (Retail Use).
PP/12/01156	503		Ground Floor, 49-51 Cheval Place SW7 1EW	Change of use of the existing car show room at ground and basement level to a Class B1 office.
PP/12/01216		60	364 Fulham Road SW10 9UU	Change of use from ground floor cleaners shop with ancillary basement workshops to veterinary practice, ground floor reception display area and consultation rooms with basement treatment facilities.
PP/12/01283		80	Ground Floor 48 Golborne Road W10 5PR	Change of use from A1 (retail) to Sui Generis.
PP/12/01629		50	55 Chelsea Manor Street SW3 5RZ	Change of use from Hairdresser(class A1) to Manicure/Pedicure, facials. (sui generis)

Ref	Existing Floorspace	Proposed Floorspace	Address	Development Description
PP/12/02092	978		170-172 Kensal Road W10 5BN	Change of use from Private Members Nightclub to dual Art Gallery (display with ancillary sales)/office workspace use and one no. dwellinghouse; and alterations including the removal of single storey rear extensions
PP/12/02142		120	76 Chelsea Manor Street SW3 5QE	Change of use from A1 to sui generis. (nail bar/podiatry clinic). (Personal to applicants).
PP/12/02187		90	Ground Floor 214 Kensington Park Road W11 1NR	Proposed change of use of ground floor from Class A1 (retail) use to sui generis use (nail bar)
PP/12/02460		206	24a Earl's Court Gardens SW5 0GT	Change of use from class A1 (internet cafe) to class sui generis (treatment rooms) at basement and ground floor level.
PP/12/02493	117		Ground Floor 173 Westbourne Grove W11 2RS	Change of use of part ground and part basement levels from laundrette (Use Class Sui Generis) to restaurant (Use Class A3), part ground from residential (Use Class C3) to restaurant and part basement level from laundrette to residential. External alterations including, creating opening with glazed folding doors to ground floor elevation and relocation of residential entrance.

Table 12: Indication of Second Home Ownership

Usual residents in Kensington and Chelsea who have a second address outside of Kensington and Chelsea		Second Address Type			
		Working	Holiday	Other	
Male	0-15		0	321	255
	16-64		327	976	2817
	65+		56	488	657
Female	0-15		0	316	208
	16-64		264	1029	2590
	65+		34	467	529
People with a second address in Kensington and Chelsea who are usually resident outside of Kensington and Chelsea		Second Address Type			
		Working	Holiday	Other	
Male	0-15		0	13	519
	16-64		1180	92	2287
	65+		208	104	545
Female	0-15		0	10	470
	16-64		710	114	2345
	65+		85	116	505

Source: Census data released September 2012

